



Offers Over £300,000

Cooks Lane, Kingshurst, Birmingham, B37 6NE

\*\* EXTENDED \* THROUGH LOUNGE \* DINING ROOM \* SUN ROOM \* DRIVEWAY \* THREE BEDROOMS \* FAMILY SIZE REAR GARDEN \* GARAGE \*\*

This EXTENDED semi-detached property provides a great size family home set back slightly from the main Cooks Lane. The property is not directly opposite the school therefore school parking should not effect this property.

This property benefits from a DRIVEWAY for multiple vehicles, an ENCLOSED entrance PORCH, entrance hallway, THROUGH LOUNGE (was two reception rooms) DINING ROOM, galley style but open plan kitchen, INTEGRAL GARAGE, a SUN ROOM to the rear of the property and a great family size rear garden area. To the first floor there are THREE DOUBLE BEDROOMS and a family bathroom. Energy Efficiency Rating:- C

### Front Garden/Driveway

Garden laid mainly to lawn to one front corner of the Tarmac driveway with decorative block paved edging providing off road parking for multiple vehicles. Low wall to one side of the driveway and an open border to the other side. Double glazed French doors allowing access to:-

### Entrance Porch

8'2" max 4'1" min x 5'4" (2.49m max 1.24m min x 1.63m )

Enclosed entrance porch with double glazed windows to the front and to the side, wall mounted lantern style light, storage cupboard to either side of the decorative archway housing the utility meters. Composite door with double glazed windows to either side allowing access to:-

### Entrance Hallway

13'8" x 5'5" (4.17m x 1.65m)

Stairs rising to the first floor landing with open space below, wood effect flooring, and a radiator. Doors to:-

### Through Lounge

27'2" into bay 25'2" to wall x 10'2 max 9'3" min (8.28m into bay 7.67m to wall x 3.10m max 2.82m min)

Double glazed bay window to the front, radiator, decorative light up plaster effect niche to the rear chimney breast area. Window to the rear into the sun room area.

### Dining Room

9' x 7'5" (2.74m x 2.26m)

Window to the rear into the sun room area, two storage cupboards, spotlights inset to the ceiling and tiling to the floor area. Breakfast bar with storage below providing a dining/seating area, decorative open plan archway opening and a step down into:-

### Kitchen

15'11" x 7'6" (4.85m x 2.29m)

Range of wall mounted and floor standing high gloss cream effect units with display units incorporated. Work surfaces over incorporating a sink and drainer unit with a mixer tap over, brick design partly tiled walls, kick plate heater, and tiling to the floor area. Appliances built in consist of a free standing Range style cooker consisting of a seven burner gas hob with ovens below and a double extractor over, the kitchen also benefits from a dishwasher. Double glazed window to the rear, internal door to the front into the garage area, and a further window and internal glazed door to the side into:-

### Sun Room

16'6" x 6'5" (5.03m x 1.96m)

Partly brick built with double glazed windows to the rear either side and at matching height to the double glazed French doors also to the rear allowing access to the rear garden. Wood effect flooring, plumbing for a washing machine creating a utility area, and a radiator.

### FIRST FLOOR

### Landing

Loft access via the hatch area and a double glazed window to the side.

### Bedroom One

13'10" into bay 11'10" to wall x 10'4" (4.22m into bay 3.61m to wall x 3.15m)

Double glazed bay window to the front, and a radiator.

### Bedroom Two

12'11" x 9'5" (3.94m x 2.87m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

### Bedroom Three

10'9" x 9'10" max 7'6" min (3.28m x 3.00m max 2.29m min)

Two double glazed windows to the front, and a radiator.

### Bathroom

7'10" x 6'3" (2.39m x 1.91m)

Suite comprised of a panelled bath with an electric shower unit over, a low flush WC set into a unit which extends to create a vanity unit for storage with a wash hand basin over. Tile effect flooring, tiling to the walls, a double glazed window to the rear, and a mirror over the wash hand basin with spotlights inset and a storage cupboard to one side.

### OUTSIDE



## Rear Garden

approximately 90' x 26' (approximately 27.43m x 7.92m)

Paved patio area with steps leading to a garden laid mainly to lawn with mature shrubbery in parts. Further paved patio area to the rear currently housing a shed, outside tap and a security/outside light.

## Garage

18' x 7'7" (5.49m x 2.31m)

An integral garage with a personal door to the rear allowing access to the kitchen area, double doors to the front allowing access to the front driveway area, wall mounted boiler, electric supply and lighting. Single glazed window into the dining room storage cupboard area.

## OfCom Broadband

STANDARD - Highest available download speed - 12 Mbps. Highest available upload speed - 1 Mbps - Availability Good

SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good

ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

## OfCom Mobile

Ofcom Mobile Coverage

Results for 268 Cooks Lane

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2 Good outdoor a

3 Good outdoor,

Vodafone Good outdoor

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

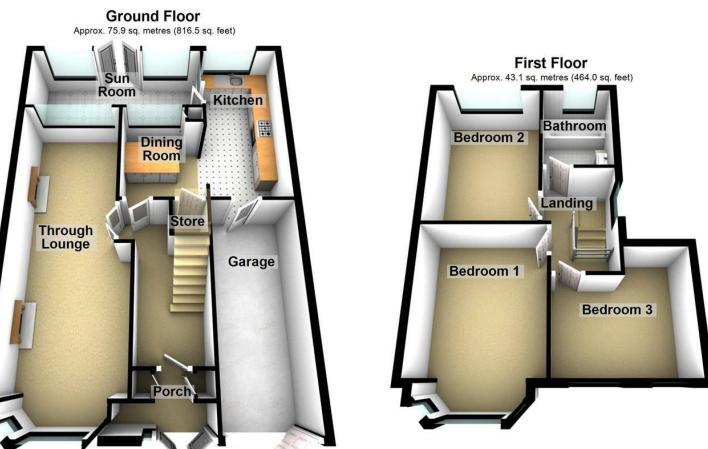
O2- 80%

Vodafone 85%

Three 79%

EE 86%

Performance scores should be considered as a guide since there can be local variations.



Total area: approx. 119.0 sq. metres (1280.5 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	