

**Offers Over £325,000**

**Cooks Lane, Kingshurst, Birmingham, B37 6NT**

**\*\* DETACHED \*\* THREE DOUBLE BEDROOMS \*\* CONSERVATORY \*\* GARAGE \*\* DRIVEWAY \*\***

WOW this DETACHED property has been re-decorated throughout and provides a GREAT SIZE FAMILY HOME. The property is accessed via a PRIVATE SECURE GATED DRIVEWAY providing off road parking for multiple vehicles, enclosed entrance porch, entrance hallway with storage, TWO RECEPTION ROOMS, and EXTENDED BREAKFAST KITCHEN, a DOWNSTAIRS SHOWER ROOM and the added benefit of a CONSERVATORY to the rear. To the first floor the landing provides access to the THREE DOUBLE BEDROOMS (one with the benefit of an air-conditioning unit) and a FAMILY BATHROOM with a free standing bath. Energy Efficiency Rating:- Awaiting

### **Front Garden/Driveway**

Decorative wall border to the front and to one side with decorative railings over, fence border to the other side. Iron gate to the front allowing access to the Crete-print cobble stone effect driveway providing off road parking for multiple vehicles. Further Iron access gate to one side of the property allowing a direct access to/from the rear garden area. Spotlights inset to the under fascias of the garage and porch area. Decorative lamppost to one corner of the front driveway area, and a set of sliding double glazed patio doors allowing access to:-

### **Entrance Porch**

Enclosed entrance porch area with wood effect flooring, and a set of double glazed matching height frosted windows either side of the decorative glazed door allowing access to:-

### **Entrance Hallway**

**11'11" x 5'5" (3.63m x 1.65m)**

Stairs rising to the first floor landing area with a storage cupboard below, further storage cupboard inset to the wall area, column style radiator, and Oak flooring. Decorative wooden and chrome effect bannister to the stair case area which has a runner style carpet in situ and a decorative coving finish to the ceiling area. Doors to:-

### **Reception Room (Front)**

**14' into bay 11'11" to wall x 10'4" (4.27m into bay 3.63m to wall x 3.15m)**

Double glazed bay window to the front, column style radiator, Oak flooring and a decorative fire place with an open grate cast fire insert allowing an open fuel fire to be used. Decorative ceiling rose to the ceiling area, with decorative surrounding picture framing also to the ceiling and a decorative coving finish.

### **Reception Room (rear)**

**12'10" x 9'4" (3.91m x 2.84m)**

Double glazed bi-fold doors to the rear allowing access to/from the conservatory to the rear of the property. Decorative ceiling rose to the ceiling area, with decorative surrounding picture framing also to the ceiling and a decorative coving finish. Oak flooring, radiator, and an alcove to the chimney area housing a tiled hearth with a log burner inset

### **Breakfast Kitchen**

**13'11" x 11'6" (4.24m x 3.51m)**

Range of wall mounted and floor standing base units with frosted fronted display units, plate rack and open corner display units. The central working island provides units below, breakfast bar area to the side, a wine rack below, and an under unit Cooke & Lewis oven with a four burner

Cooke & Lewis gas hob over. The work surface for both areas are Butchers Block and also have a porcelain design sink and drainer unit inset with ornate porcelain handled mixer tap over. The walls have matching upstands to the work surfaces in place of tiles. Flat column design radiator, plumbing for a washing machine, spotlights inset to the ceiling area, two double glazed windows to the rear and a double glazed window to the side. Double glazed door to the side allowing access to/from the side/rear garden area, and an internal door to:-

### **Downstairs Shower Room**

**7'9" x 4'5" (2.36m x 1.35m)**

Suite comprised of a double shower cubicle with sliding access door and a boiler fed rainfall shower over and a further detachable shower head incorporated. Ornate design high flush WC with ornate holding brackets. Extractor to the outer wall area, panelling to the walls with a decorative chrome effect trim, wood effect flooring and a double glazed window to the side.

### **FIRST FLOOR**

#### **Landing**

Double glazed window to the side, loft access via the hatch area and decorative wood and chrome effect spindles/bannister. Doors to:-



## Bedroom One

**14' into bay 11'11" to wall x 9'11" (4.27m into bay 3.63m to wall x 3.02m)**

Double glazed bay window to the front, radiator, decorative coving finish to the ceiling area. Fitted bedroom units consisting of a double wardrobe to one side of the bed area and a single to the other side of the bed area with adjoining two double overhead storage units with under unit lighting. This room also benefits from a wall mounted air-conditioning unit

## Bedroom Two

**12'10" x 9'6" (3.91m x 2.90m)**

Double glazed window to the rear, radiator, and wood effect flooring.

## Bedroom Three (L-shape Dormer)

**14'5" max 7'4" min x 12'10" max 7'1" min  
(4.39m max 2.24m min x 3.91m max 2.16m min)**

Double glazed window to the front, double glazed window to the side inset to a dormer area, and a further double glazed window to the rear concealed within the wardrobe area. Radiator, wood effect flooring, and a wardrobe built into the L-shape alcove area with sliding access door.

## Bathroom

**8'4" x 6'3" (2.54m x 1.91m)**

Suite comprised of a free standing oval bath with claw effect feet and an ornate mixer tap over, low flush WC and a wash hand basin inset to matching floating

effect units providing storage below the wash hand basin, and towel rail to one side. Stone effect tiling to the walls and to the floor area with a decorative mosaic design tiled edge. Flat vertical column style radiator, double glazed window to the rear and a further double glazed window to the side.

## OUTSIDE

### Conservatory

**12'11" x 8'5" (3.94m x 2.57m)**

Accessed internally via the bi-fold doors from the rear reception room, partly brick built with double glazed windows to either side and to the rear. Double glazed double doors to the side allowing access to/from the rear garden area. Oak flooring and a radiator.

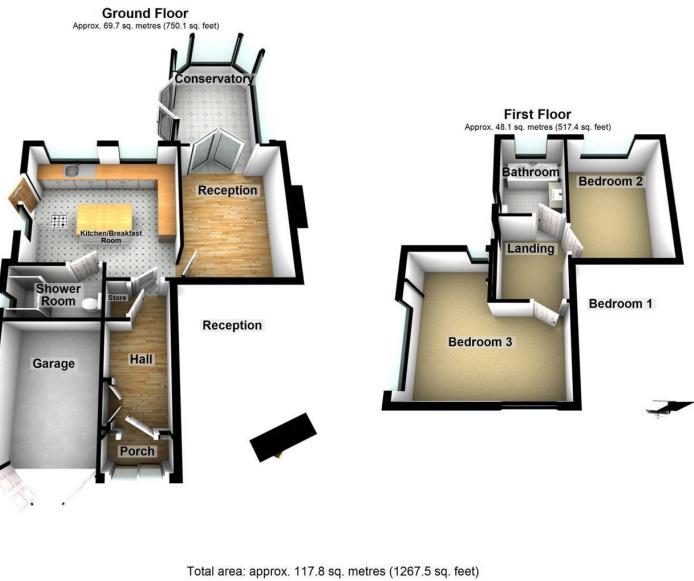
### Garage

**11'1" x 8" (3.38m x 2.44m)**

Double doors to the front leading to the front driveway area (this is the only access point) electric supply, lighting, and wall mounted boiler.

### Rear Garden

Private rear garden with fence perimeters surrounding the rear garden consisting of a paved patio area with a decorative block paved edging leading to a garden laid mainly to lawn.



		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			
England & Wales			

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
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