



184 COOKS LANE, BIRMINGHAM, B37 6NP

PURCHASE PRICE £195,000

DRAFT DETAILS





PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this three bedroom extended semi detached, which must be viewed internally to be appreciated. The property has been well maintained and decorated, benefits from a luxury fitted kitchen and bathroom and has the added attraction of a large UPVC double glazed conservatory adjoining the rear garden. The accommodation briefly comprises of: - entrance hall, attractive living room, conservatory, refitted extended breakfast kitchen, three double bedrooms, luxury bathroom, garage and easily maintained rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the wide block paved driveway.

ENTRANCE HALL

With UPVC double glazed front door with double glazed window to the side, ceramic tiled floor, central heating radiator, staircase to the first floor, access into the living room, kitchen and garage.

ATTRACTIVE LIVING ROOM

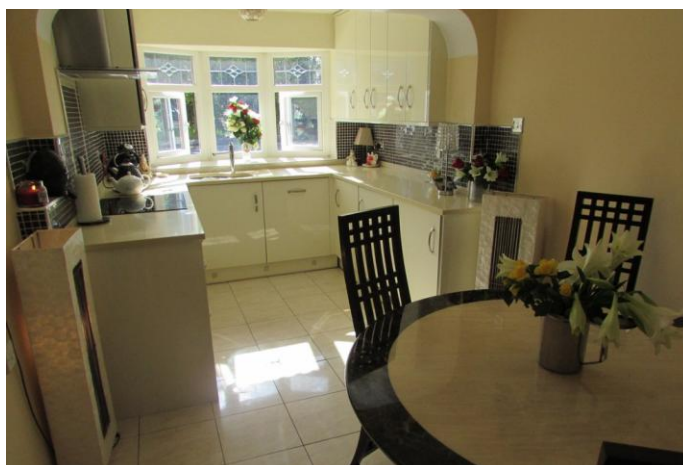
18' 2" x 16' 0" (5.54m x 4.90m) Having a feature timber floor, attractive fireplace incorporating an electric coal effect electric fire, central heating radiator, useful understair storage cupboard, UPVC double glazed windows and double opening doors leading through to:-

CONSERVATORY

11' 11" x 9' 10" (3.65m x 3.00m) UPVC double glazed windows with a polycarbonate roof, double opening French doors leading out to the rear garden and power points.

LUXURY EXTENDED BREAKFAST KITCHEN

17' 1" x 8' 1" (5.22m x 2.48m) Having an extensive range of luxury fitted units comprising of an inset one



and a half bowl sink unit with mixer tap over, cupboards beneath, a range of base and wall cupboards, built in Neff halogen hob with oven beneath and extractor hood over, integrated dishwasher, larder fridge, complementary wall tiles, UPVC double glazed bow window with deep ornamental sill, ceramic tiled floor, ample space for a breakfast table and power points.

FIRST FLOOR

Approached via the staircase from the entrance hall.

LANDING

With hatch to the roof space with loft ladder, central heating radiator and leading to:-

BEDROOM ONE (FRONT)

13' 9" x 8' 2" (4.20m x 2.50m) Having an extensive range of fitted wardrobes, recess for a double bed, central heating radiator, feature laminated timber floor, UPVC double glazed window, coved coricing and power points.

BEDROOM TWO (REAR)

14' 1" x 8' 2" (4.31m x 2.50m) UPVC double glazed window, central heating radiator, laminated timber floor, built in double wardrobes and power points.

BEDROOM THREE (FRONT)

10' 5" x 7' 6" (3.18m x 2.29m) UPVC double glazed window, central heating radiator, laminated timber floor, power points and coved coricing.

LUXURY FAMILY BATHROOM

Having a roll top bath, vanity wash basin, low flush wc, large walk in separate shower cubicle with Aqua Triton 3000 electric shower, tiled floor, two UPVC obscure glazed windows and heated towel rail.

OUTSIDE

GARAGE

15' 8" x 7' 6" (4.79m x 2.29m) Being a single garage with metal up and over door to the front, wall mounted Vaillant gas central heating boiler, fitted shelves and power points.

REAR GARDEN

The property enjoys an easily maintained rear garden, having a feature decked area, tradesman entrance to the side and flower borders.

TENURE

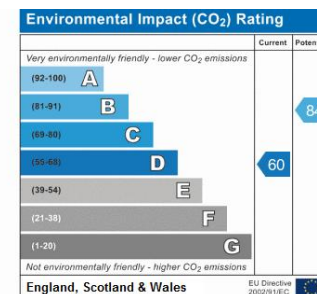
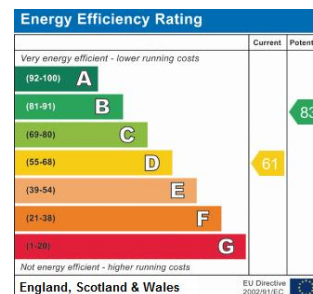
Freehold

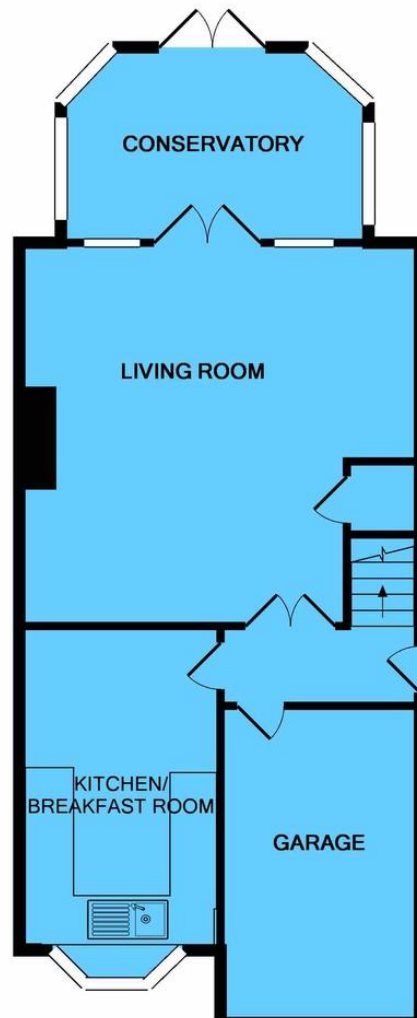
VIEWING

Via Xact in Solihull on 0121 712 6222.

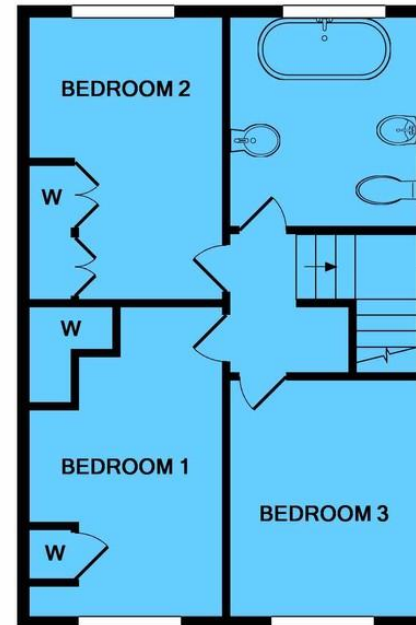
COUNCIL TAX

Council Tax Band C





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2017