



2 Cowley Drive, Acocks Green,
Birmingham, B27 6SJ

Price Guide **£182,950**

- Modern Semi Detached Property
- Open Plan Lounge
- Extended Dining Kitchen

- Two Bedrooms & Bathroom
- Enclosed Rear Garden
- EPC - D

0121 709 3300

2 Cowley Drive, Acocks Green, Birmingham, B27 6SJ

A well maintained extended two bedroom modern semi detached situated on a popular residential development and benefits from UPVC double glazing and gas central heating. The property comprises: porch, open plan lounge, extended dining kitchen, two bedrooms, bathroom, garden and garage.

APPROACH

Via a blocked paved driveway that enables off road parking for two vehicles leading to an enclosed storm porch and front door leading to:

OPEN PLAN LOUNGE

14' 0" (4.27M) X 12' 1" (3.68M)

Ornamental fireplace with coal effect gas fire double panel radiator,, ceiling light point, TV aerial point, UPVC double glazed window to front aspect, stairs rising to first floor landing with open storage area beneath, door to:



EXTENDED DINING KITCHEN

20' 10" (6.35M) X 8' 1" (2.46M)

A range of modern white fronted wall and base units with co-ordinated roll top work surface over, complementary tiling to splash prone area, integrated four ring gas hob, electric oven, stainless steel extractor hood over, one and half stainless steel sink and drainer unit, splash back, space and plumbing for washing machine, space for dining table and chairs, double panel radiator, UPVC double glazed window, sliding patio doors to garden, recessed spot lights, door to garage.



FIRST FLOOR

Doors to all bedrooms and bathroom, UPVC double glazed window to side aspect.

BEDROOM ONE

12' 1" (3.68M) X 10' 1" (3.07M)

Single panel radiator, ceiling light point, airing cupboard housing Baxi combination boiler, wood effect flooring, UPVC double glazed window to front aspect.

BEDROOM TWO

10' 11" (3.33M) X 6' 1" (1.85M)

Wood effect flooring, ceiling light point, single panel radiator, UPVC double glazed window to rear aspect, loft access.



LUXURY BATHROOM

A contemporary three piece comprises: low level flush wc, pedestal wash hand basin, panel bath with thermostatic shower attachment, complementary ceramic tiling to walls and floor, single panel radiator, obscure UPVC double glazed window to rear aspect.

REAR GARDEN

Paved patio area leading to lawned area, shrubs, flowers and trees to borders, timber fencing to perimeter, access to front through side gateway.

GARAGE

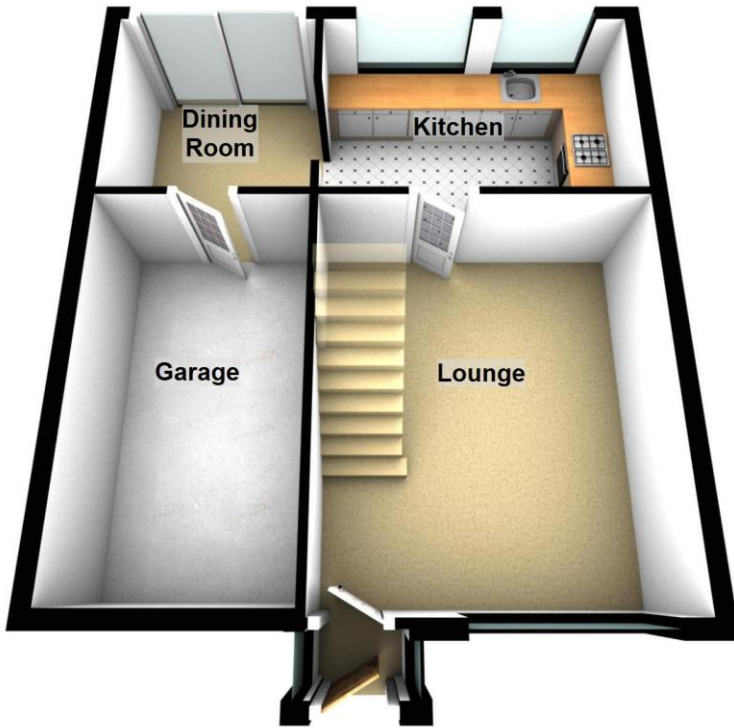
16' 1" (4.9M) X 8' 1" (2.46M)

Having up and over door, power supply and lighting, overhead storage.



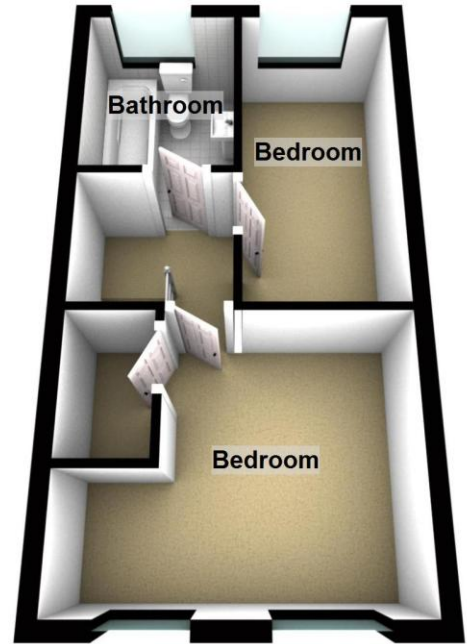
Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 sq. feet)



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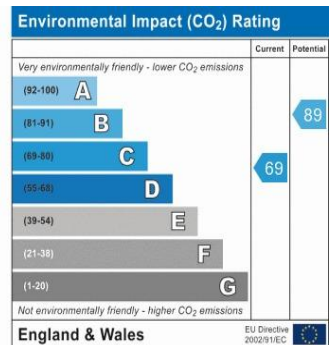
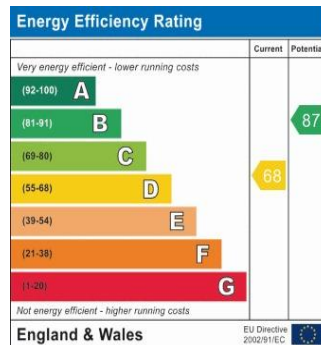
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