

**AP MORGAN**



**Birmingham Road, Lydiate Ash, Bromsgrove**  
Asking Price £795,000

### Features:

- Double-fronted detached home, approx. 2,123 sq ft
- Four bedrooms, four en-suites, master with air con and Sovos TV corner bath
- Statement kitchen, exposed brick, Kratki Thor stove, quartz worktops, boiling water tap
- Vaulted dining room with skylights and bifold doors, open plan to kitchen
- Electric gated entrance with remote, mobile intercom, and EV charger
- Raised patio, covered veranda, mature boundaries, and open field views beyond
- Detached garage/store with power and lighting
- Zone-controlled heating, designer vertical radiators, and alarm system

### Description:

From the gates to the garden, every detail has been considered. Wait until you see the open fields beyond!

Set back behind electric remote-operated gates on one of Birmingham Road's most established addresses, this extended and comprehensively refurbished double-fronted detached home delivers a level of finish that puts it squarely at the top of the market in this part of north Worcestershire. Minton-tiled flooring greets you in the covered canopy porch before you've even crossed the threshold, and from that point on the quality doesn't let up.

The ground floor is built for both family life and entertaining. A lounge and sitting room anchor either side of the central hallway, while the kitchen and breakfast room sits at the heart of the home. A Kratki Thor wood-burning stove sits against the exposed brick wall, and the kitchen itself is a genuine statement, contemporary fitted units, quartz worktops, a boiling water tap, plumbing in place for a fridge with drinking water filtration, and integrated appliances including an oven, microwave oven, and warming drawer.

Designer vertical radiators run through the kitchen, family, and dining spaces, adding a considered edge to the finish throughout. The kitchen flows directly through into the dining room, which draws the eye with its vaulted ceiling, skylights, and bifold doors opening onto the rear garden. There are no internal doors dividing these spaces, so whether you're cooking, eating, or entertaining, the whole rear of the house works as one. A utility room and ground floor WC complete the practical ground floor picture.

Upstairs, four of the five bedrooms come with their own en-suite. The master is well appointed with air conditioning and a well-equipped en-suite featuring a corner bath with a Sovos TV, and a separate shower enclosure. The fifth bedroom is compact and works equally well as a dressing room, home office, or occasional single, depending on what you need from it.

Step outside and the garden more than holds its own. A block-paved patio sits directly off the house, with access to the garage store on one side, wired with power and lighting, and a covered veranda. Steps lead up to a well-kept lawn enclosed by mature hedgerows on the boundaries, with a low fence at the foot of the garden opening out to a rural backdrop of grassy fields. It's the kind of view that earns its keep through every season, and on the right day you may well have sheep grazing on the other side of the fence.

Outdoor sockets and taps are distributed through the garden and to the front by the gates, and the large block-paved driveway to the front provides generous off-road parking with an EV charger already installed. The electric gates are operated by remote and connect to your mobile via intercom.

This stretch of Birmingham Road sits in a semi-rural pocket of north Worcestershire, with M5 junction 4 just minutes away and the Lickey Hills on the doorstep. Lickey Hills Primary School and Waseley Hills High School are both close by, and Barnt Green village is within easy reach for its train services into Birmingham, a butcher, coffee shop, and the Barnt



Green Inn. Bromsgrove town centre is a short drive in the other direction, with a full range of shops, a leisure centre, David Lloyd gym, and Bromsgrove Golf Course.

If it reads this well on a screen, imagine walking through the front door. Call us to arrange a viewing and see the rest for yourself.

**Details:**

**Entrance Hall**

**Sitting Room** 3.24 x 4.29 Max into bay

**Lounge** 6.73 x 2.99 Max into bay

**Kitchen/Breakfast Room** 5.14 x 6.19 Max

**Dining Room** 4.50 x 3.02

**Utility Room** 3.06 x 2.16 Both max

**Guest W/C** 2.86 x 1.16

**Outside W/C**

**Garage Store** 5.31 x 3.09

**Master Bedroom** 4.72 x 3.18

**En-Suite Bathroom** 1.88 x 2.99 Max

**Bedroom Two** 4.85 x 3.02 Both max

**Ensuite** 1.58 x 1.75

**Bedroom Three** 3.74 x 3.21

**En-suite** 1.96 x 1.58

**Bedroom Four** 3.10 x 3.34

**En-suite** 1.96 x 1.62

**Bedroom Five/Dressing Room** 2.14 x 1.68

**EPC Rating:** To be confirmed

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

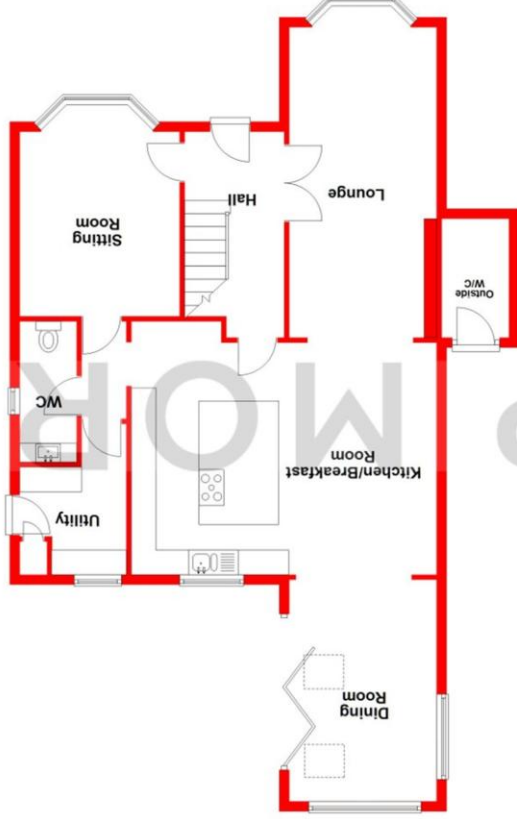
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

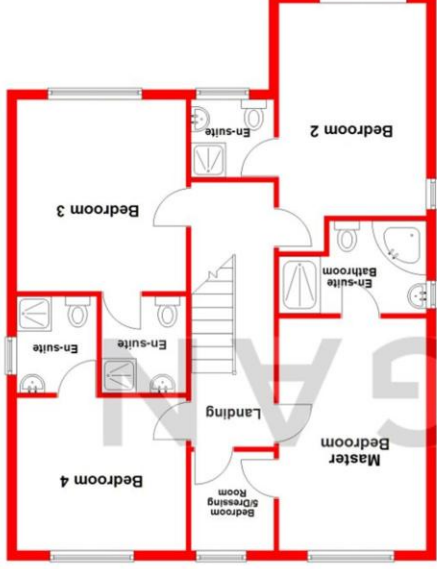
Ground Floor  
Approx. 1075.6 sq. feet



Garage (Not Actual Location)  
Approx. 176.0 sq. feet



First Floor  
Approx. 870.8 sq. feet



Total area: approx. 2123.1 sq. feet

While every attempt has been made to ensure the accuracy of the floorplan 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. Plan produced using Planlup.

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