

AP MORGAN



Old Birmingham Road, Lickey End, Bromsgrove
Offers in the region of £425,000

Features:

- Immaculately presented detached family home
- Three well-proportioned bedrooms
- Stunning elevated views over fields to the rear
- Large open plan lounge/family room
- Contemporary fitted L-shaped kitchen
- Modern four piece family bathroom suite
- Landscaped rear garden with useful garden room
- Driveway for off-road parking & garage

Description:

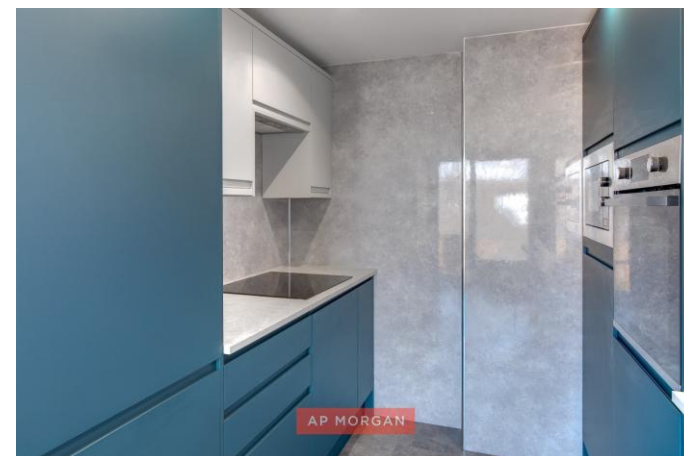
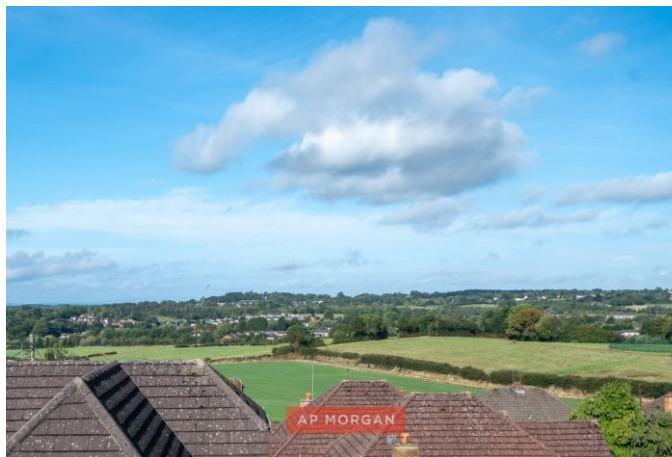
Tucked into a quiet corner of Lickey End, with 524 acres of country park practically on the doorstep. The kind of address that earns its place on your shortlist.

Set back from the road, the block-paved driveway provides off-road parking on arrival, with a lawned foregarden and a storm porch leading you in. The entrance hall gives access to a ground floor WC and internal access to the garage.

The open-plan lounge and family room is the centrepiece, with dual-aspect bay windows at each end pulling the light in from both directions and traditional-style radiators adding a warmth that feels considered rather than cosmetic. The kitchen runs in an L-shaped layout of navy units with integrated appliances including hob, oven, microwave, fridge/freezer and washer/dryer, built-in bins and large sliding doors opening straight onto the rear garden.

Upstairs, three well-proportioned bedrooms. The principal bedroom is the one you'll want to see in person, with a large walk-in bay window framing those far-reaching countryside views to the rear and fitted wardrobes alongside. The second double has a bow bay to the front with its own fitted storage. A contemporary four-piece bathroom completes the floor with a freestanding bath and separate shower enclosure.

Outside, the rear garden offers a raised decked terrace for entertaining, steps down to a lawn edged with slate chippings, and a timber garden room that works as a home office, hobby space or storage depending on what life demands of it.



The garage has power and lighting and connects internally through the hall, keeping everything practical without compromising the feel of the home.

As for the location: Lickey Hills Country Park is within easy reach, Lickey End First School (rated Good by Ofsted) is close by, and the M42 Junction 1 and M5 Junction 4 put Birmingham and Worcester firmly in range.

Details:

Entrance Hall

Guest W/C

Lounge/Family Room 8.05 x 3.36 Both max into bays

Kitchen 5.42 x 4.24 Both max

Garage 4.51 x 2.45

First Floor Landing

Bedroom One 4.01 x 3.26 Max into bay and incl wardrobes

Bedroom Two 4.23 x 3.36 Max into bay and incl wardrobes

Bedroom Three 2.40 x 4.42 Max

Bathroom 2.26 x 2.70

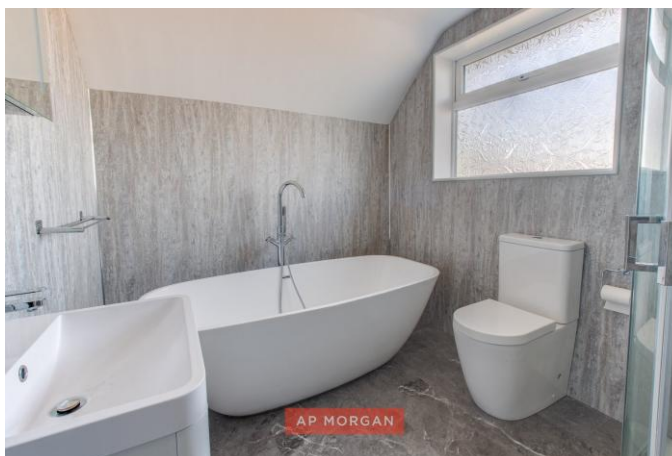
Garden Room 2.20 x 3.85

EPC Rating: TBC

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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Identity Checks

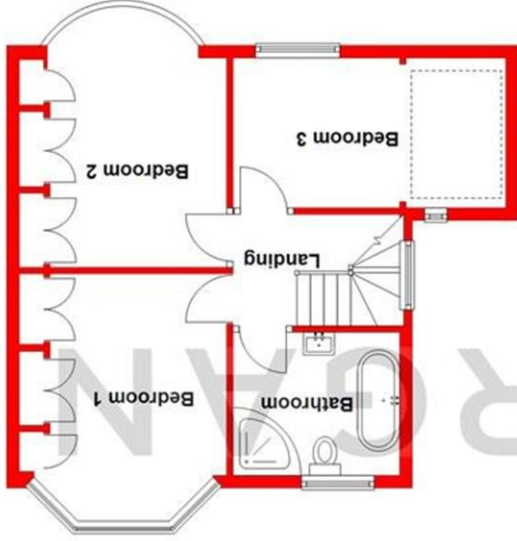
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Garden Room (Not Actual Location)
Approx. 91.2 sq. feet



First Floor
Approx. 501.9 sq. feet



Total area: approx. 1277.1 sq. feet

Whilst 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.

Ground Floor
Approx. 684.1 sq. feet

