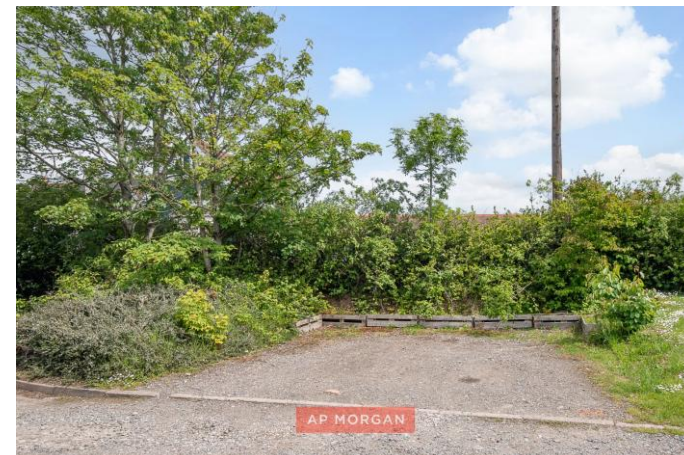


AP MORGAN

Birmingham Road, Lickey End, Bromsgrove
Offers Over £270,000

Features:

- Three well-proportioned bedrooms
- A rear garden that will genuinely surprise you
- Driveway plus additional parking opposite
- Generous open plan lounge and dining room perfect for family life and entertaining
- Bespoke media wall and French doors flooding the space with natural light
- Fitted kitchen with integrated appliances and direct garden access
- Lickey End - one of Bromsgrove's most sought after addresses
- M5 and M42 both within easy reach



Description:

Lickey End, excellent schools, big garden, plenty of parking. What are you waiting for?

A three-bedroom home sitting right on the edge of Bromsgrove in one of its most popular pockets. The M5 and M42 are both within easy reach, Bromsgrove town centre is just a few minutes away, and Lickey Hills Country Park is close enough to become a proper part of your weekend routine rather than an occasional treat.

Parking is one of those things nobody talks about until it becomes a problem. Here it isn't, with a driveway to the front and additional off-street parking opposite the property. It's the kind of practical detail that makes daily life quietly easier.

Step inside and the ground floor hall opens into a generous lounge and dining room that's been finished with a bespoke media wall and French doors straight out to the garden. It works as well for a relaxed Sunday as it does for having people over. The kitchen sits at the rear with integrated appliances and direct access to the garden.

The garden itself is large, fully enclosed and ready for whatever you have planned, whether that's outdoor dining, a trampoline, or just some proper outdoor space to breathe.



Upstairs there are three bedrooms and a family bathroom, all sensibly arranged and with the kind of layout that suits a growing family or anyone who simply needs a dedicated spare room.

Lickey End First School is just down the road and rated Good by Ofsted, and everything else you need day to day is close at hand.

If this feels like the right fit, get in touch with us today and let's get you through the door.

Details:

Entrance Hall

Open Plan Lounge/Dining Room 6.65 x 3.72 Max

Kitchen 5.06 x 2.11 Max

First Floor Landing

Bedroom One 3.74 x 3.44

Bedroom Two 2.83 x 3.71

Bedroom Three 2.77 x 2.12

Bathroom 1.66 x 1.69

EPC Rating: D

Council Tax Band: C (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

Property to sell?

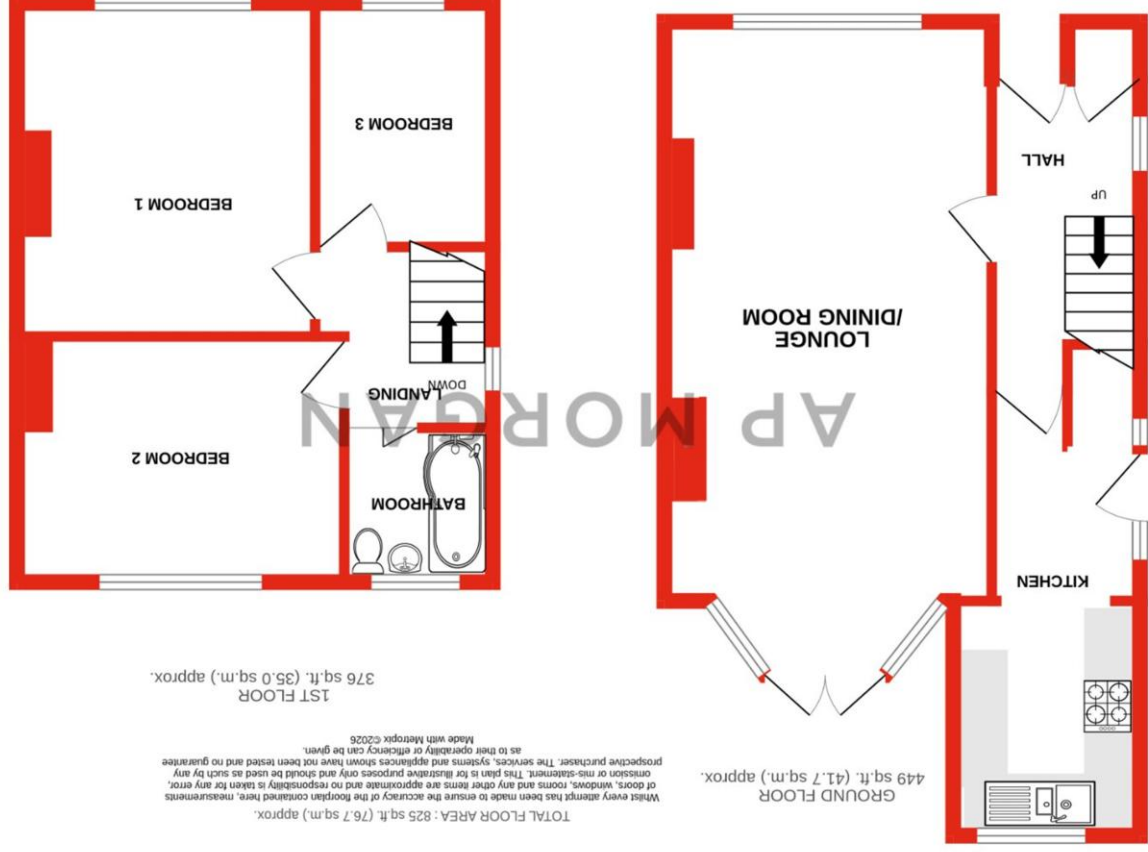
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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