

**AP MORGAN**



**Malvern Road, Lickey, Birmingham**  
Offers in the region of £399,950

### Features:

- Sought After Area of Lickey
- Modern Link-Detached Home
- Spacious Driveway & Tandem Garage/Storage
- Three Great Sized Bedrooms
- Kitchen & Bathroom Both Recently Renovated
- Utility & Cloakroom
- Private Garden with Patio & Terrace
- Close to Schools, Shops & Transport Links

### Description:

\*\*\*GUIDE PRICE £399,950 - £405,000\*\*\*

A charming link detached home in the desirable Lickey area, renowned for its welcoming community and convenient access to local amenities, this beautifully presented three-bedroom link detached property offers a perfect blend of comfortable family living and a peaceful setting. The location provides an ideal balance of tranquil surroundings and excellent connectivity, making it highly appealing to both families and professionals.

### Approach:

The property is approached via a private driveway, providing convenient off-road parking. A welcoming porch leads to the main entrance, creating a pleasant first impression.

### Ground Floor Accommodation:

Stepping inside, you are greeted by a spacious hall. To the left is a bright and inviting living room. The heart of the home is the expansive kitchen/dining room, perfect for both everyday family meals and entertaining guests. A useful pantry provides additional storage space. A utility room, located off the kitchen, offers practicality and convenience, with access to a downstairs WC. Furthermore, the property benefits from a garage/storage area, providing secure parking or additional storage options.

### First Floor Accommodation:

Ascending to the first floor, you'll discover three well-proportioned bedrooms, each offering a comfortable and private retreat. The master bedroom and bedroom 2 benefit from the bay windows. A family bathroom serves the bedrooms, featuring modern fixtures and fittings.

### Outdoors:

The property enjoys a low-maintenance rear garden, providing a private and peaceful outdoor space. Perfect for al fresco dining, entertaining, or simply unwinding after a long day, the garden is designed for easy enjoyment.

### Lifestyle:

Nearby, residents can enjoy a range of shops, cafés, and leisure facilities. The beautiful Lickey Hills Country Park provides woodland walks, scenic trails, and open green space for outdoor recreation. The area is well-served by highly regarded schools, making it particularly attractive to families seeking quality education close to home.



**Prime Location:**

Lickey also benefits from strong transport links, with easy access to Bromsgrove, Birmingham, and Worcester via the M5 and M42 motorways. Rail connections from Barnt Green and Bromsgrove stations offer direct routes to major destinations.

Presented in great condition throughout, this three-bedroom link detached property is ready to welcome its new owners. With its desirable location, well-designed layout, and modern features, this home offers a truly exceptional living experience. Don't miss the opportunity to make this your dream home!

**Details:**

**Porch** 5'3" x 5'4" (1.6m x 1.63m)

**Hall**

**Living Room** 15' x 10'8" (4.57m x 3.25m) Both Max

**Kitchen/Dining Room** 20'1" x 16'1" (6.12m x 4.9m) Both Max

**Downstairs WC** 4'7" x 2'2" (1.4m x 0.66m)

**Utility Area** 13'8" x 3'11" (4.17m x 1.2m)

**Utility Room** 8'11" x 7'8" (2.72m x 2.34m)

**Garage/Storage** 7'8" x 6'2" (2.34m x 1.88m)

**Bedroom 1** 15'2" x 10'8" (4.62m x 3.25m)

**Bedroom 2** 14'7" x 10'8" (4.45m x 3.25m)

**Bedroom 3** 9'9" x 9'1" (2.97m x 2.77m)

**Bathroom** 7'7" x 9' (2.3m x 2.74m)

**EPC Rating:** D

**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.



## 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?

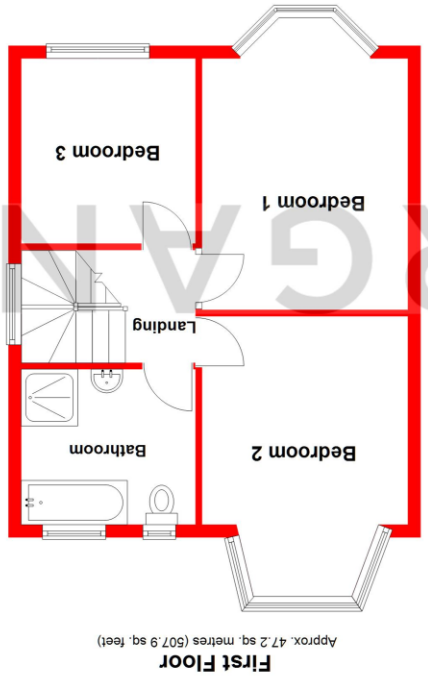
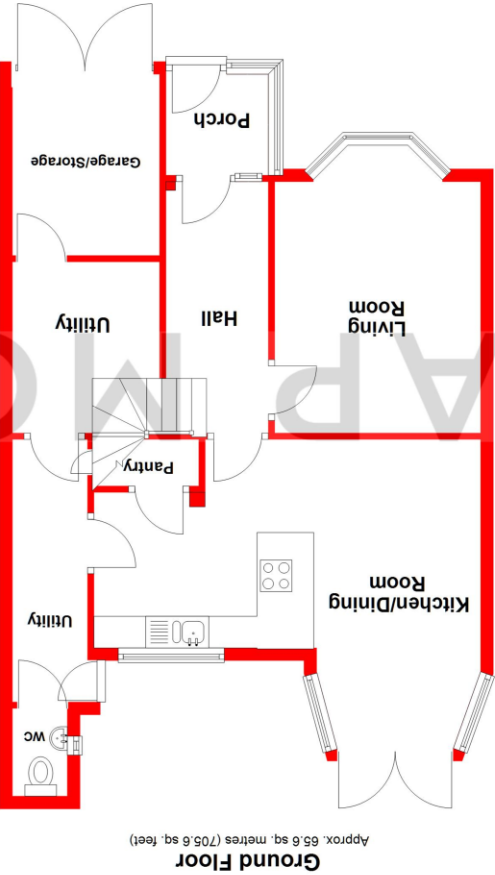
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 112.7 sq. metres (1213.5 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 Planip.

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