

AP MORGAN



**Birmingham Road, Lickey End, Bromsgrove**  
Offers in the region of £350,000

**Features:**

- Charming link-detached family cottage in cul-de-sac location
- Generous open plan kitchen/dining room
- Two double bedrooms
- Dual aspect lounge
- Multi-functional snug/office/playroom
- Large family bathroom
- Spacious rear garden, off-road parking & garage
- Convenient location with excellent road links

**Description:**

A beautifully presented and deceptively spacious two double bedroom former nailers cottage, discreetly positioned within a sought-after cul-de-sac setting in Lickey End, Bromsgrove.

The property showcases a charming and characterful interior, thoughtfully arranged to suit modern living. The accommodation begins with a welcoming entrance hall, providing access to a versatile snug or home office. The cosy dual-aspect lounge enjoys an inviting atmosphere, centred around a feature remote-controlled gas fire. To the rear, an impressive open-plan kitchen and dining room forms the heart of the home, offering a superb and flexible living space. The stylish fitted kitchen features a central island with breakfast bar, a range of contemporary wall and base units, Karndean flooring, integrated gas hob with extractor, fridge, dishwasher, and inset sink with separate drainer. The adjoining dining area comfortably accommodates a full-size dining table and benefits from useful understairs storage. Leading off the kitchen, a separate utility and laundry room provides additional storage, space for under-counter appliances, and a rear access door to the garden.

The first floor landing leads to two generous double bedrooms, with the principal bedroom benefitting from integrated wardrobe storage. A well-proportioned family bathroom completes the accommodation.

Additional benefits include gas central heating, double glazing throughout, and insulated loft space offering further storage potential.



Externally, the property is approached via a shared driveway within a private cul-de-sac, providing off-road parking and access to a garage with power, lighting, and a concrete floor. To the rear, the property enjoys a well-maintained, sunny aspect garden, predominantly laid to lawn with a stone patio seating area and a raised vegetable patch.

Situated in the highly regarded area of Lickey End, to the north of Bromsgrove town centre, the property is ideally placed for access to a range of local amenities, well-regarded schooling, shops, and leisure facilities. Excellent transport links are close by, including convenient access to the M5 and M42 motorways, making this an ideal location for commuting to Birmingham and surrounding areas.

**Details:**

**Entrance Hall**

**Lounge** 12' x 13'8" (3.66m x 4.17m)

**Office/Snug** 12' x 10'9" (3.66m x 3.28m)

**Open Plan Kitchen/Dining Room** 12' x 21'6" (3.66m x 6.55m)

**Laundry Room/Utility** 6'5" x 6'10" (1.96m x 2.08m)

**Garage** 16'2" x 7'9" (4.93m x 2.36m)

**First Floor Landing**

**Bedroom One** 9'2" x 15'4" (2.8m x 4.67m)

**Bedroom Two** 12' x 9'8" (3.66m x 2.95m)

**Family Bathroom** 12'2" x 5'10" (3.7m x 1.78m)

**EPC Rating:** D

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

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

For more information or to arrange a viewing, please call us



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