

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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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.

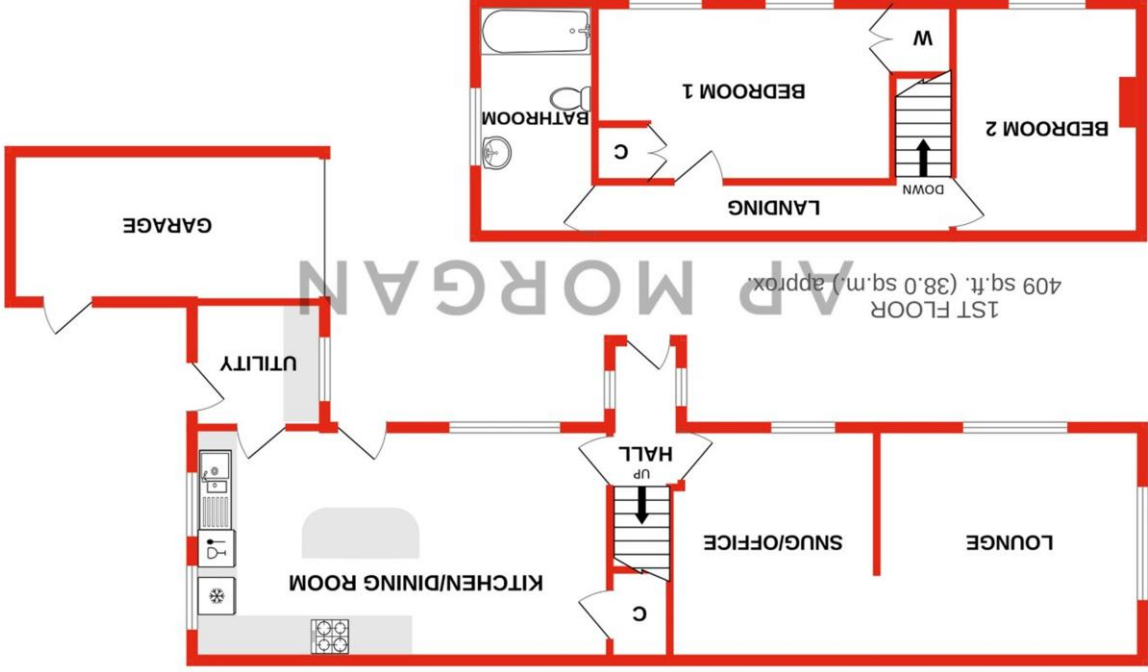
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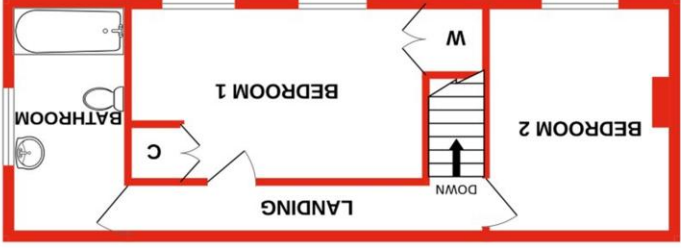
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GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

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.

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