

AP MORGAN



Birmingham Road, Lickey End, Bromsgrove
Offers Over £340,000

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 downstairs 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 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.

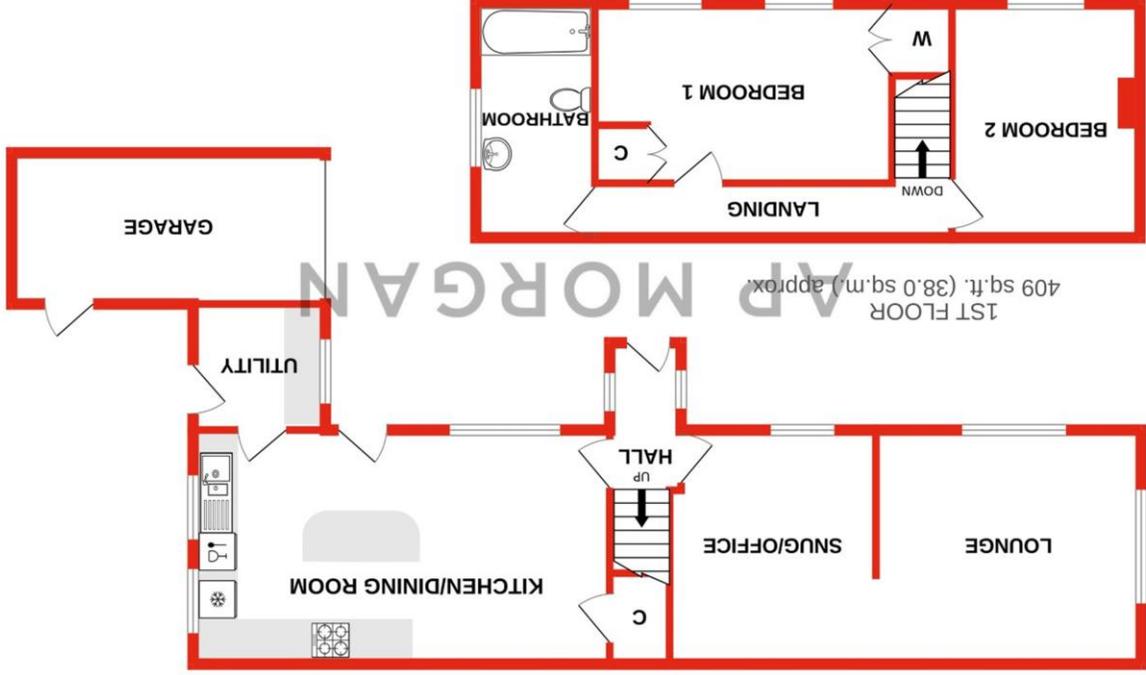
Need a solicitor?

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.

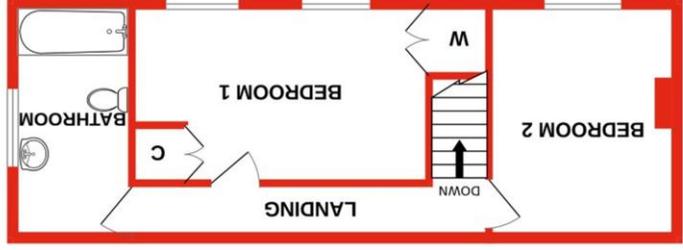
Identity Checks

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.

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.
Made with Metropix ©2026

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.