

AP MORGAN



Lickey Rock, Marlbrook, Bromsgrove
Offers Over £475,000

Features:

- Victorian double-fronted detached home, built in the 1880s as the former village shop
- Three good-sized double bedrooms
- Vaulted ceiling sun room to the rear
- Generous family bathroom with claw-foot bath and separate shower
- Private, low-maintenance rear garden with paved patio and raised beds
- Off-road parking for two, plus visitor parking nearby
- Two boarded and lit lofts for excellent storage
- Desirable Marlbrook location close to the Lickey Hills, schools and transport links

Description:

Marlbrook, meet your new favourite address. This one used to be the village shop, and it's never stopped being the heart of the street.

Tucked behind mature hedgerows in the heart of Marlbrook, this Victorian double-fronted home began life as the local village shop back in the 1880s, and it still carries that sense of history in every room. Three good-sized double bedrooms, a striking sun room with a vaulted ceiling, and a private, low-maintenance rear garden make this a genuinely rare find. It's a home that has clearly been loved, and it shows.

We asked them what made them buy it...

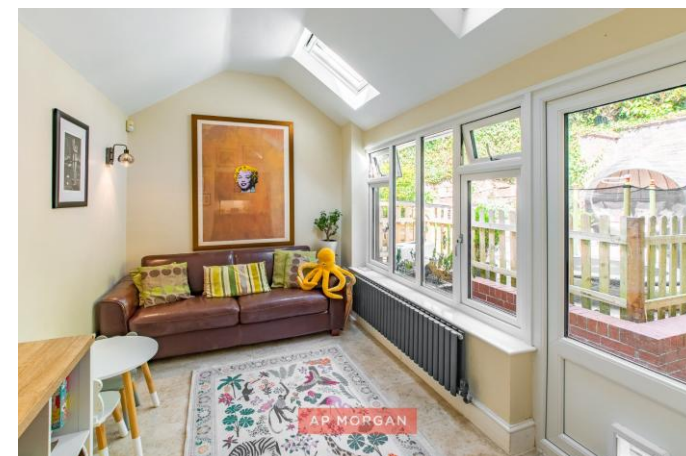
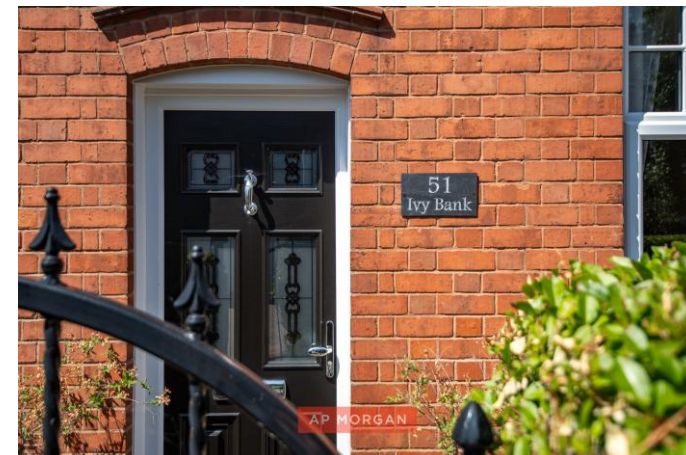
"The moment I viewed it, I knew she was the one. She has this warmth, this sense of history, but she combines all of that with modern comforts too. The standard she'd been kept to, the fittings, the finish, it was all exactly right. I'd cycled through this road so many times before and always knew it was peaceful, the sort of road walkers and cyclists use all the time. That was a big pull. And it's the hug this house gives you every time you walk back in. That's never gone away, even after all this time."

What about the house itself?

"The kitchen and the orangery are where I spend most of my time, I love to cook and my little one is happy playing while I'm in there. The lounge is a close second, it's warm and welcoming and beautifully lit. Most of what I've done has been aesthetic, lightening and brightening the colour scheme, and I added a step at the back door which has made getting the shopping straight through the utility into the kitchen so much easier. The garden is a real haven too, tucked away and private, with established flower beds and room for a trampoline, a sandpit, a Wendy house and more. In the spring and summer it's all bird song and quiet. In winter, the lounge wraps you up. The orangery and the bathroom are the two things that always get a reaction from guests."

Our agents say...

We always love a period property, and this one is a prime example of character meeting genuine family life. This Victorian double-fronted home retains many of its original features, including fireplaces and doors, while



the open-plan kitchen and breakfast room flow straight through to that vaulted sun room, ideal for entertaining or simply everyday family living. Three double bedrooms is not something you find often in a period home like this. The family bathroom is one of the most generous we've seen in a while, with a claw-foot freestanding bath, a separate shower, Victorian-style dual sinks and original exposed timber flooring. Outside, the garden has been designed for low maintenance without losing an ounce of charm, with a paved patio and raised planted beds creating a spot where you'd forget your neighbours were even there.

For families, the schools at Lickey, Barnt Green and Blackwell all fall within the catchment area, and the Lickey Hills are right on the doorstep for walking and cycling, along with the woodland and allotments nearby. Barnt Green itself offers a further choice of cafes and restaurants, and commuters have the benefit of a direct train line to Birmingham from Barnt Green station, plus easy access to the M5 and M42. Off-road parking is available for two cars, with additional on-road parking for visitors, and there's excellent loft storage across two boarded and lit lofts. A new boiler was fitted around four years ago.

This is a home with real history and real heart. Get in touch today to arrange a viewing.

Details:

Entrance Hallway

Lounge 3.62 x 3.64

Dining Room 3.62 x 3.62

Kitchen/Breakfast Room 3.28 x 5.40 Max

Utility Room 1.55 x 1.85

Ground Floor W/C 1.08 x 1.85

Sun Room 3..50 x 2.46

First Floor Landing

Bedroom One 3.66 x 3.63

Bedroom Two 3.66 x 3.63

Bedroom Three 2.75 x 3.09

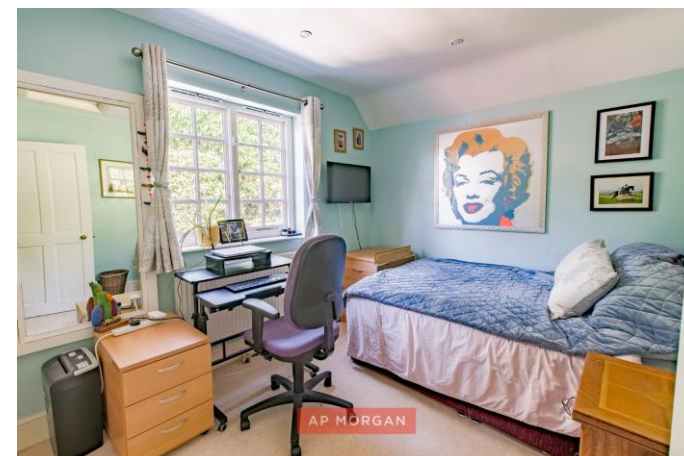
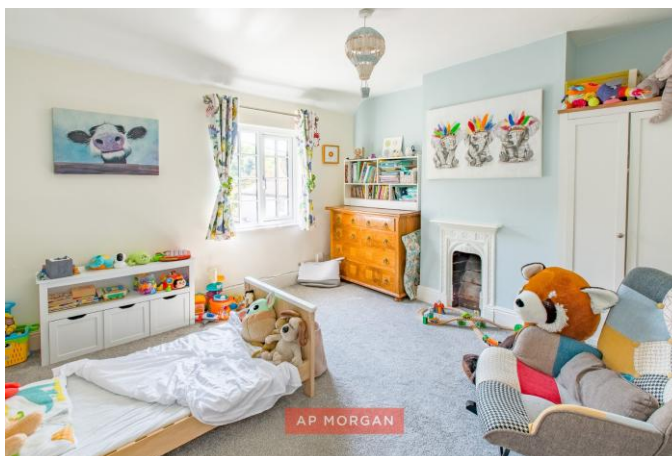
Family Bathroom 3.28 x 3.45 Max incl shower

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 Wisser 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.wissermortgageadvice.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.

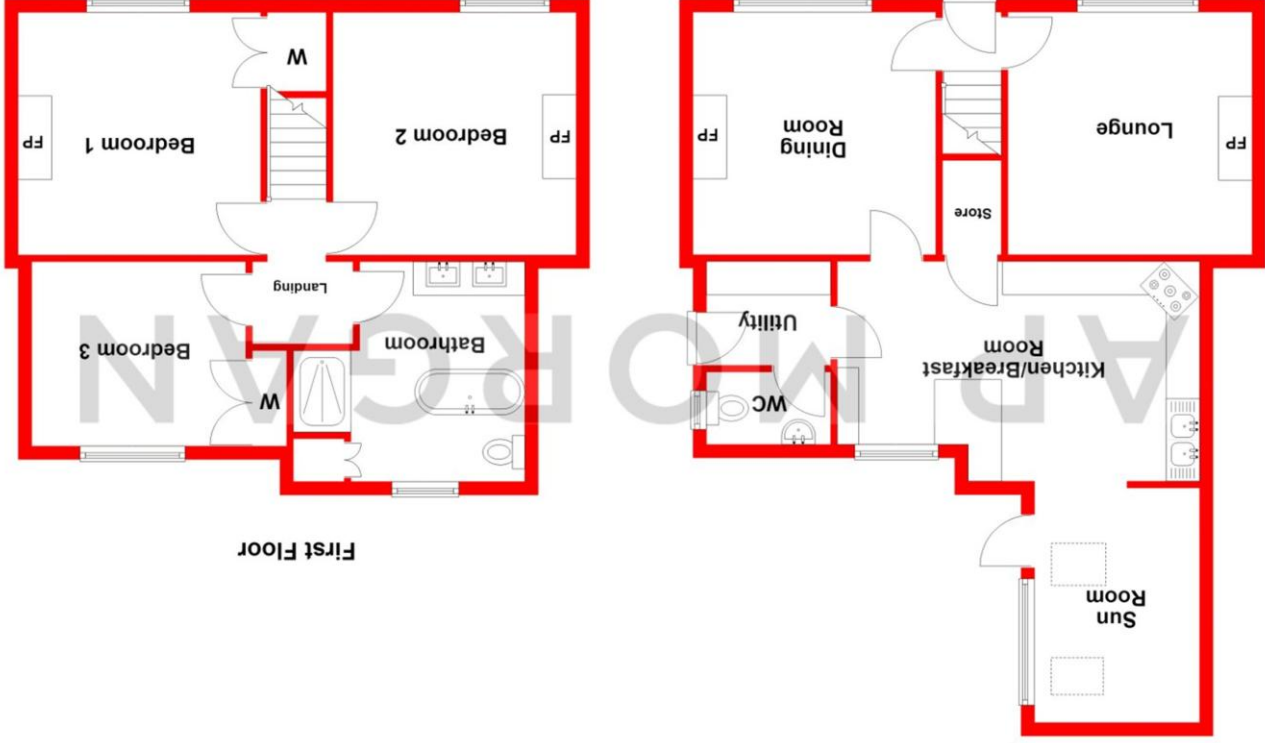
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Ground Floor



Total area: approx. 114.6 sq. metres (1233.3 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 Planlup.

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