

AP MORGAN



Alcester Road, Lickey End
Asking Price £300,000

Features:

- Well-presented, three-bedroom, semi-detached home
- A generous lounge with a gas fireplace,
- Spacious dining room,
- Fitted kitchen with white goods available if desired,
- Ground floor WC,
- Lean to/utility with additional counterspace,
- Large front garage,
- Versatile rear garden,
- Large tarmac front drive with space for parking multiple vehicles.
- Fantastic starter home,
- Near to Lickey End First School,
- Service road access,
- Lickey end recreation park a short walk away,
- Relatively quiet,

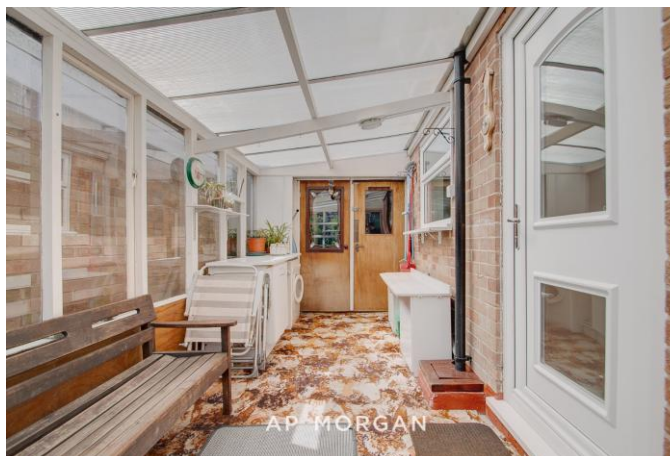
Description:

Three bedrooms, a garage, a drive for multiple cars, and a park four minutes away. Starter home? This is more than that.

Welcome to this well-presented three-bedroom semi-detached home, ideally positioned in sought-after Lickey End. With a recreation park just a three-to-four-minute walk away, fantastic first school close by, and a quiet residential feel that so many buyers are looking for right now, this one genuinely delivers on lifestyle as much as it does on bricks and mortar. Early interest is expected on a home like this, so get in touch today to arrange your viewing.

Step inside and you are immediately welcomed by a generous lounge complete with a gas fireplace, the kind of room that earns its keep through every season. The spacious dining room offers real flexibility whether you are hosting family dinners or simply need that extra space as the household grows. The fitted kitchen comes with white goods available if desired, and a lean-to utility area provides additional worktop space that any busy household will come to rely on. A ground floor WC adds that extra layer of practicality that buyers notice and appreciate.

Outside, the property continues to impress. A large tarmac driveway provides space for multiple vehicles, something that can genuinely be hard to find, and the large front garage offers serious additional potential whether that is secure parking, storage, or perhaps a home workspace. The rear garden is versatile and ready to be made your own, with room for outdoor entertaining, play, or simply somewhere to unwind.



The house is in good material repair throughout, meaning you can focus on putting your own stamp on things from day one rather than tackling a list of jobs. Service road access adds a practical touch that buyers rarely expect but always appreciate once they have it.

This is a home that makes a lot of sense. Quiet setting, strong local amenities, excellent schools nearby, and more space and flexibility than you might expect at this level. Homes that work this hard for first-time buyers do not stay available for long.

Details:

Porch

Hall

Lounge 13' x 10'4" (3.96m x 3.15m) Both Max

Kitchen 10'9" x 7'5" (3.28m x 2.26m)

Dining Room 18'3" x 10'5" (5.56m x 3.18m) Both Max

Rear Porch

Ground Floor WC 3'1" x 5'2" (0.94m x 1.57m)

Utility/Lean-to 16'2" x 7'2" (4.93m x 2.18m) Both Max

Garage 18'4" x 7'11" (5.6m x 2.41m)

Landing

Bedroom One 12'11" x 10'2" (3.94m x 3.1m)

Bedroom Two 10'4" x 10'2" (3.15m x 3.1m)

Bedroom Three 9'11" x 6'3" (3.02m x 1.9m)

Shower Room 5'5" x 6'3" (1.65m x 1.9m)

EPC Rating: To be confirmed

Council Tax Band: C (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?

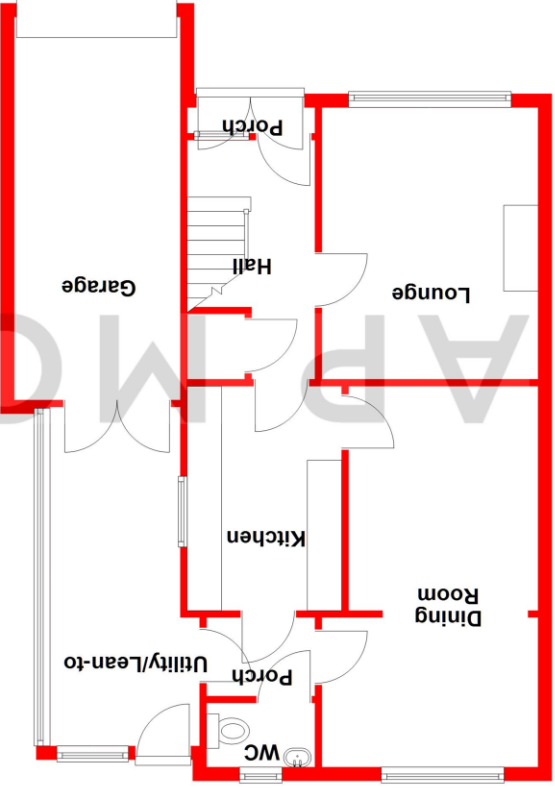
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



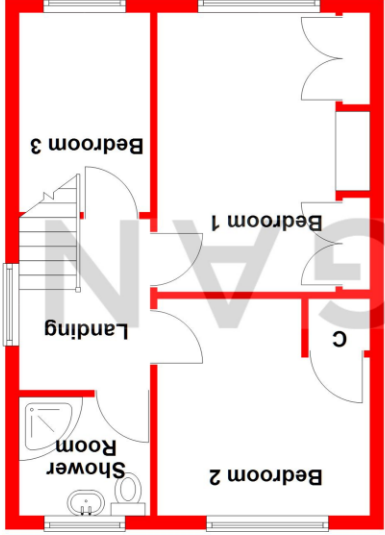
Ground Floor
Approx: 73.1 sq. metres (787.1 sq. feet)



Total area: approx. 110.2 sq. metres (1186.5 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 Planlup.

First Floor
Approx: 37.1 sq. metres (399.4 sq. feet)



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