

AP MORGAN



Hill Rise View, Lickey End, Bromsgrove
Asking Price £499,950

Features:

- Spacious four bedroom detached family home
- Desirable cul-de-sac location in Lickey End
- Three reception rooms plus generous conservatory
- Large breakfast kitchen, ideal for entertaining
- Master bedroom with en suite
- Landscaped rear garden with patio and lawn
- Block paved driveway for two cars, plus EV charge point
- Smart Tado heating system and part-boarded loft with fitted ladder

Description:

A cul-de-sac position. A driveway that fits two cars without a squeeze. And a rose bush trailing across the front that stops people walking past. This one's got the lot.

Set in a desirable cul-de-sac in Lickey End, this spacious four bedroom detached family home has been thoughtfully upgraded to suit modern living, from a smart heating system to its own EV charge point. Three reception rooms and a breakfast kitchen give real flexibility for family life, while the landscaped rear garden and secure, private setting make it easy to see why families settle here for the long haul.

This is a house built for flexibility. Three separate reception rooms mean space to spread out, work from home, or give teenagers their own corner, and a generous conservatory adds yet another spot to relax, with garden views on every side. The breakfast kitchen is a real highlight, large enough to cook, eat and entertain in, with a door straight out to the garden so the two spaces flow into one another.

Upstairs, the master bedroom comes with its own en suite, and the other three bedrooms all pull their weight too. Bedroom two is a double with its own built-in wardrobe, bedroom three is another good-sized double, and bedroom four offers flexibility as a smaller bedroom, nursery, or home office. A modern family bathroom with shower over bath serves the rest of the floor, and the loft, part boarded with a fitted ladder, gives you storage most similar homes simply don't have.

Outside taps front and back and power sockets down the side make everyday jobs easier, whether that's washing the car or setting up lights for a summer evening. The block paved drive comfortably takes two cars, and that trailing rose bush across the front gives the house real presence before you've even reached the door.



Add in a smart Tado heating system and a new EV charge point, and this is a house that's ready for how families actually live now.

Fancy a look? Get in touch and we'll get you booked in.

Details:

Porch

Hall

Guest W/C

Lounge 6.44 x 4.16 Max incl bay

Dining Room 3.22 x 2.98

Conservatory 3.70 x 2.72

Kitchen/Dining Room 3.22 x 5.64

Study 4.33 x 2.28

Master Bedroom 4.30 x 3.15

En-suite 1.17 x 2.43 Max

Bedroom Two 3.71 x 2.96

Bedroom Three 2.97 x 2.87

Bedroom Four 2.83 x 3.02 Max

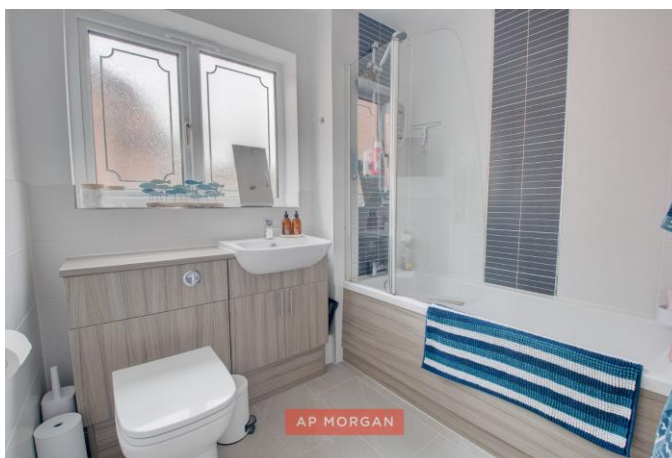
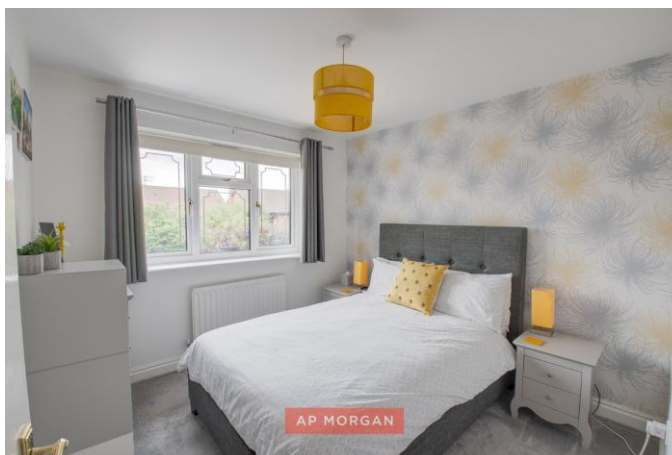
Family Bathroom 2.22 x 1.92

EPC Rating: C

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 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.

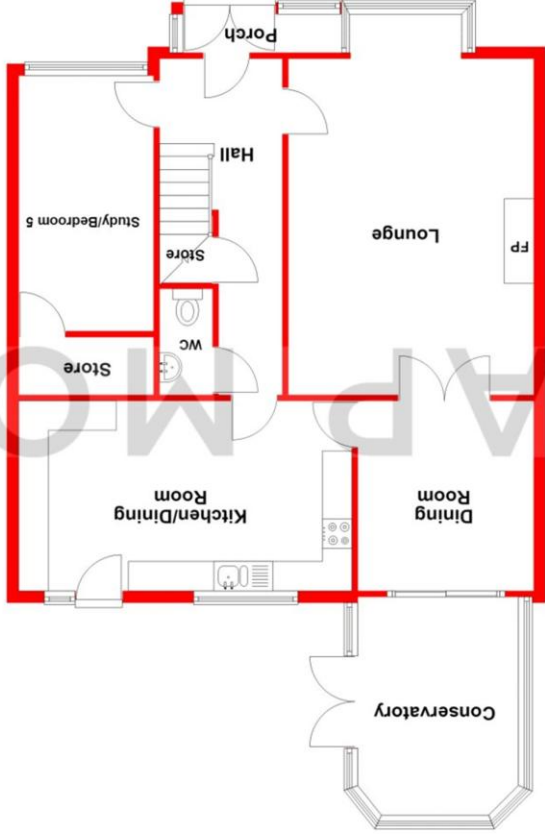
Need a solicitor?

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.

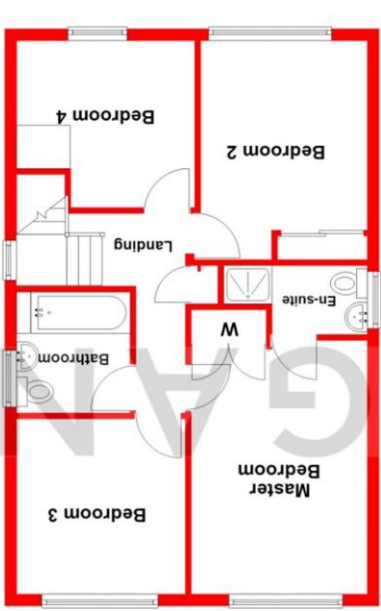
Identity Checks

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



First Floor



Total area: approx. 1603.1 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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