

AP MORGAN



Briar Close, Lickey End, Bromsgrove
Offers in the region of £475,000

Features:

- Generous four bedroom detached house
- Highly sought after location
- Lounge with log burner
- Open plan kitchen/dining room
- Study/games room, additional study & conservatory
- Family bathroom, en-suite & ground floor w/c
- Enclosed rear garden
- Block paved driveway for multiple cars

Description:

A spacious four-bedroom detached family home, featuring a master bedroom with an en-suite, a generous open-plan kitchen and dining area, a large lounge, a utility room with a downstairs WC, a part-converted garage, and ample off-road parking. This property also benefits from a landscaped, south-facing rear garden and is located in the sought-after area of Lickey End, Bromsgrove.

The home is set back from the road behind a block-paved driveway, offering plenty of parking space and access to a storage area of the part-converted garage.

Upon entering, the welcoming hallway leads to a study, a spacious lounge with a cosy log burner and sliding doors opening into the expansive open-plan kitchen and dining area. The kitchen includes integrated appliances such as an oven, electric hob, and extractor fan. Additionally, there is a conservatory that extends the living space, while the utility room provides extra storage, space for additional appliances, and houses the boiler. To complete the ground floor layout is a versatile study/games/family room which was converted from the garage.

Stairs from the hallway lead to the first-floor landing, which gives access to the master bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom, a third double bedroom with built-in storage, a well-sized fourth bedroom, and a family bathroom with a bathtub and shower attachment.

The south-facing rear garden has been thoughtfully landscaped and includes a spacious paved patio, ideal for outdoor dining, a lawned area, and a large summer house with power, all enclosed by secure fencing.

Lickey End is conveniently positioned between Barnt Green and Bromsgrove at the base of the Lickey Hills. The area benefits from



excellent transport links, including easy access to the M5 and M42 motorways, a reputable first school, and a range of local amenities.

Details:

Entrance Hall -

Study - 5'5" x 7'2" (1.65m x 2.18m)

Lounge - 15'8" x 13'1" (4.78m x 4m)

Kitchen/Dining - 23'10" x 12'3" (7.26m x 3.73m)

Utility Room - 7'10" x 8'8" (2.4m x 2.64m)

WC - 4'11" x 2'9" (1.5m x 0.84m)

Study/Games Room 12'7" x 8' (3.84m x 2.44m)

Conservatory - 9'1" x 8'8" (2.77m x 2.64m)

First Floor Landing -

Master Bedroom - 13'10" x 12'2" (4.22m x 3.7m)

En Suite - 4'1" x 8' (1.24m x 2.44m)

Bedroom 2 - 9'7" x 7'4" (2.92m x 2.24m)

Bedroom 3 - 12'1" x 8'10" (3.68m x 2.7m)

Bedroom 4 - 11'6" x 8'11" (3.5m x 2.72m)

Family Bathroom - 5'6" x 8'10" (1.68m x 2.7m)

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 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?

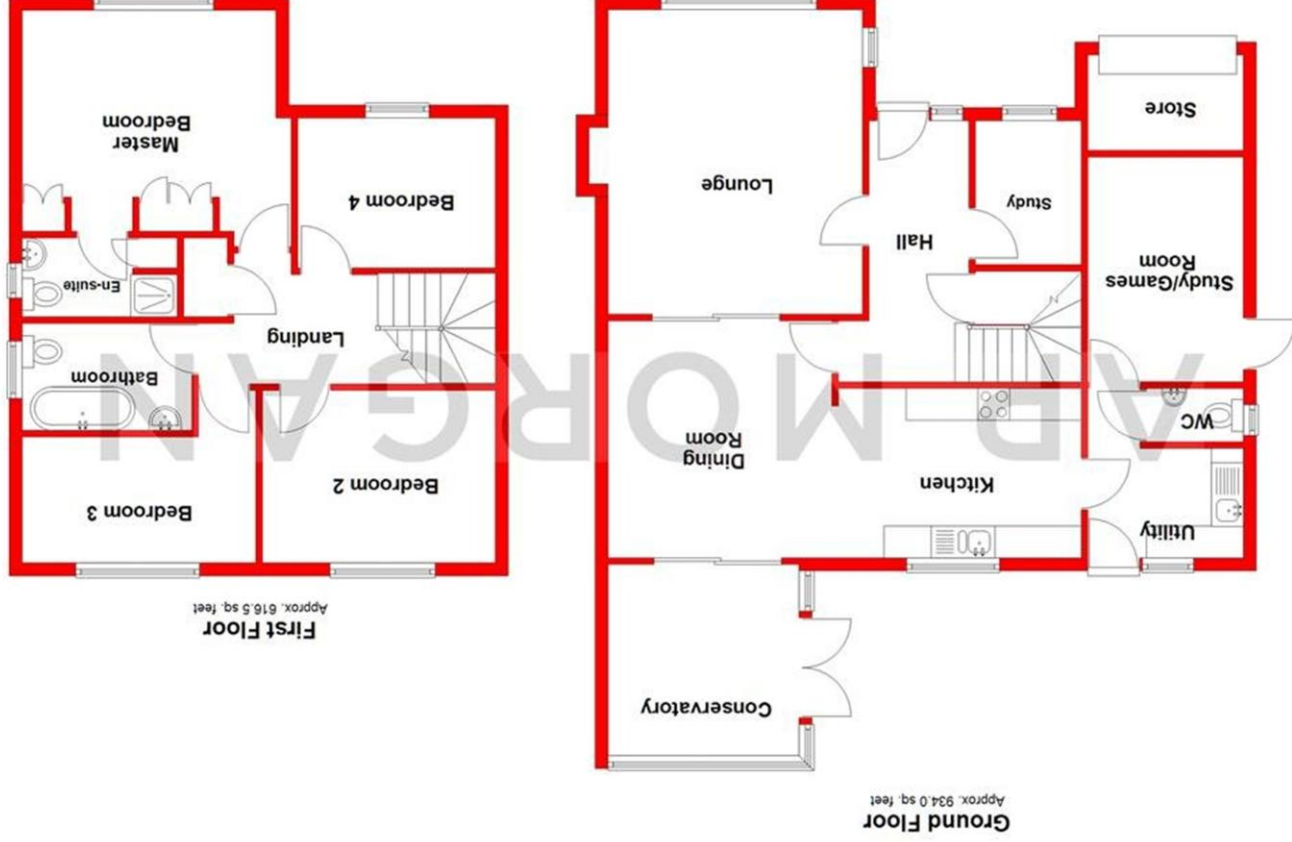
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any monitoring and checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



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.