

AP MORGAN



Grosvenor Gardens, Lickey End,
Guide Price £575,000

Features:

- Imposing five bedroom detached residence
- Gated development of just five properties
- Lounge, large family room & study
- Stylish fitted kitchen/diner & separate utility
- Family bathroom, two en-suites & ground floor W/C
- Stunning landscaped rear garden backing onto fields
- Driveway & detached double garage
- EPC - C

Description:

Presenting an exquisite five-bedroom detached family residence located within an exclusive gated development of just five properties. This distinguished home offers two reception rooms, a dedicated study for convenient home work, a spacious kitchen/diner, four double bedrooms, two en suites, a charmingly landscaped rear garden, and off-road parking provided by a detached double garage. Positioned in the sought-after area of Lickey End, Bromsgrove.

This prestigious property is part of a private gated development shared with only four similar residences. It is accessed through a driveway that provides parking space for two vehicles and leads to the detached double garage.

Upon entering, you are greeted by a welcoming reception hallway that branches off into multiple spaces. These include a lounge with front-facing windows, a generously proportioned family room featuring a fireplace and bi-folding doors that connect to the rear garden, a kitchen/diner equipped with an integrated double oven, hob, and extractor, a practical utility room with a side/rear garden access door, a study offering an ideal remote work environment, and a convenient downstairs WC.

Ascend the staircase from the hallway to the first-floor landing. Here, you'll find doors leading to the master



bedroom, complete with built-in wardrobes and an en suite shower room, double bedroom two with its en suite shower room, two additional double bedrooms (Bedrooms Three and Four), a fifth bedroom, and a family bathroom with a shower situated over the bath.

Externally, the property showcases an enchanting landscaped rear garden. It features a paved patio leading to steps that ascend to a decking area, followed by more steps up to a paved sitting spot, a well-kept lawn, and a raised bed bordered by fences. Beyond the boundaries lies a private field.

Nestled between Barnt Green and Bromsgrove, Lickey End is perfectly situated at the foot of the Lickey Hills. This property benefits from easy access to the M5 and M42 motorways. It enjoys proximity to an excellent first school, local shops, and various amenities.

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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?

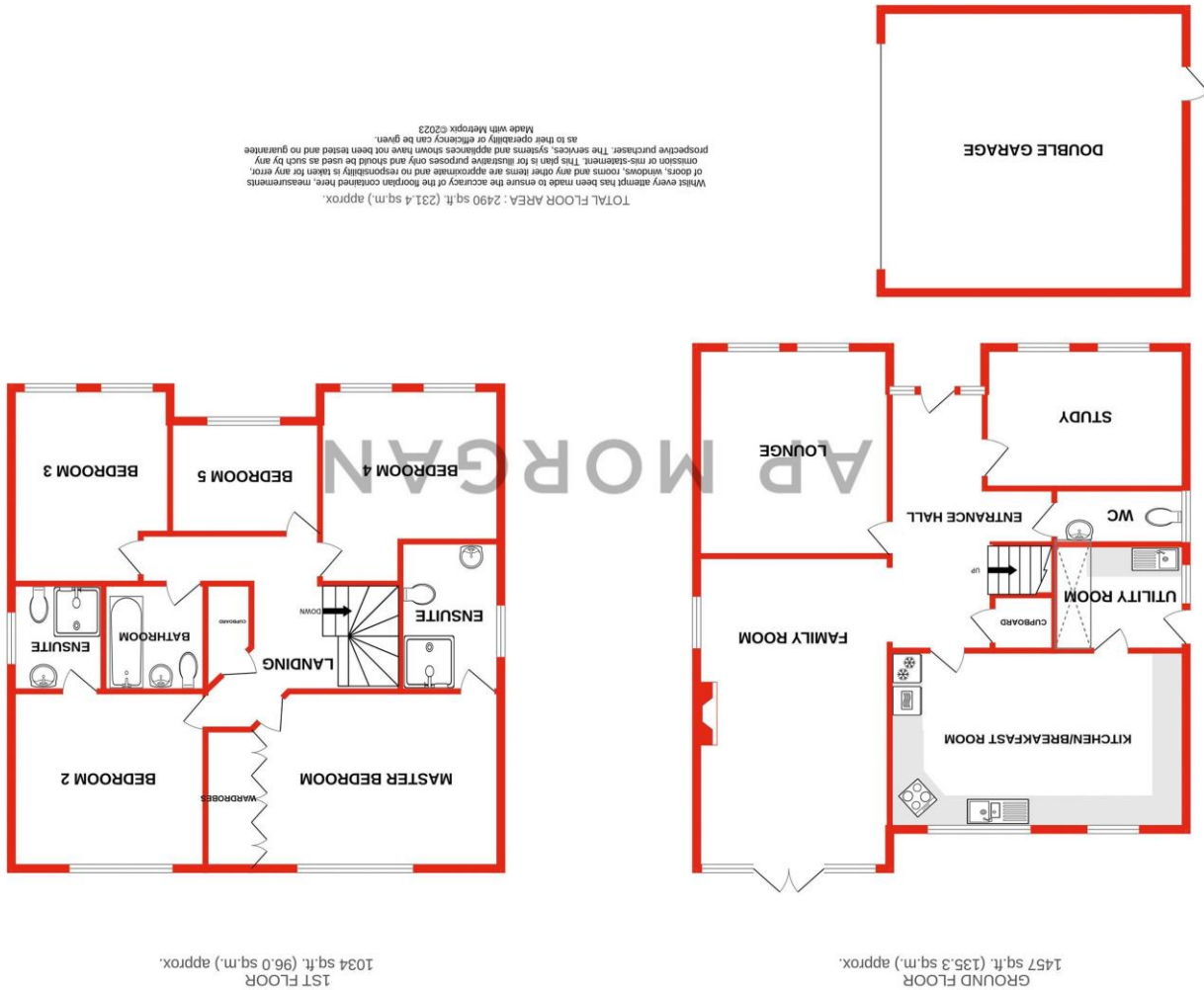
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Need a removal company and storage?

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GROUND FLOOR (1457 sq.ft.) approx.

1ST FLOOR (1034 sq.ft.) approx.

TOTAL FLOOR AREA : 2490 sq.ft. (231.4 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.
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