

AP MORGAN



Littleheath Lane, Lickey End, Bromsgrove
Asking Price £385,000

Features:

- Four bedroom semi-detached family home
- Spacious lounge that flows into the dining room
- Modern fitted kitchen
- Ground floor double bedroom with ensuite
- Three double bedrooms
- Contemporary bathroom
- Versatile garden space
- Parking for multiple vehicles
- EPC-D

Description:

Occupying a prime position within the much sought-after location of Lickey End, Bromsgrove; is this extensively modernised and thoughtfully extended, four bedroom, semi-detached family home, that features Kardean & Harvey Mariah floors.

The front of property offers a tarmac laid drive space fit for parking multiple vehicles and an EV charge point.

The ground floor comprises: a welcoming porch & entrance hall, the spacious lounge features a set of glazed double doors that open into the dining room of the property, the fitted kitchen/diner of the is an versatile room with a door that accesses the rear, this space also offers the following integral appliances; a sink, gas hob, oven, microwave, fridge/freezer, dishwasher and a wash/drier. The ground floor also features the accessible bedroom four, a generous double that offers integral storage and ensuite shower room.

The first-floor landing establishes: bedroom one is an ample double with potential space for wardrobes and a pleasant view of the surrounding area, bedroom two is a further double with integral storage, bedroom three is a comfortable single with integral storage. The bathroom of the property offers a washbasin, bath with mixer shower head and WC.

To the rear is a versatile, private garden space laid to an initial slab patio, with the central space stepped up to an area laid to lawn. This garden features a further paved section to the back, currently housing a shed- ideal positioning for a potential summer house as well as fenced borders.

Lickey End enjoys a prime location between the attractive locales of Barnt Green and Bromsgrove, nestled at the base of the Lickey Hills. Conveniently situated near the M5 and M42 motorways, it provides quick access to major routes. The area boasts an excellent first school and offers a range of local amenities. Additionally, Bromsgrove town center is within easy reach, offering a leisure center, the prestigious David Lloyd Gym, Bromsgrove Golf Course, various eateries, supermarkets, medical services including doctors and dentists, and professional services.



Details:

Porch

Entrance Hall

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

Dining Room 10'9" x 9' (3.28m x 2.74m) Both max

Kitchen 17'3" x 12'8" (5.26m x 3.86m) Both max

Bedroom Four 13'1" x 14'1" (4m x 4.3m) Both max

Ensuite Shower Room 7'1" x 6'10" (2.16m x 2.08m) Both max

Landing

Bedroom one 12'10" x 10' (3.9m x 3.05m) Both max

Bedroom two 10'9" x 9'10" (3.28m x 3m) Both max

Bedroom three 10' x 6'6" (3.05m x 1.98m) Both max

Bathroom 7'2" x 6'4" (2.18m x 1.93m) Both max

EPC Rating: D

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?

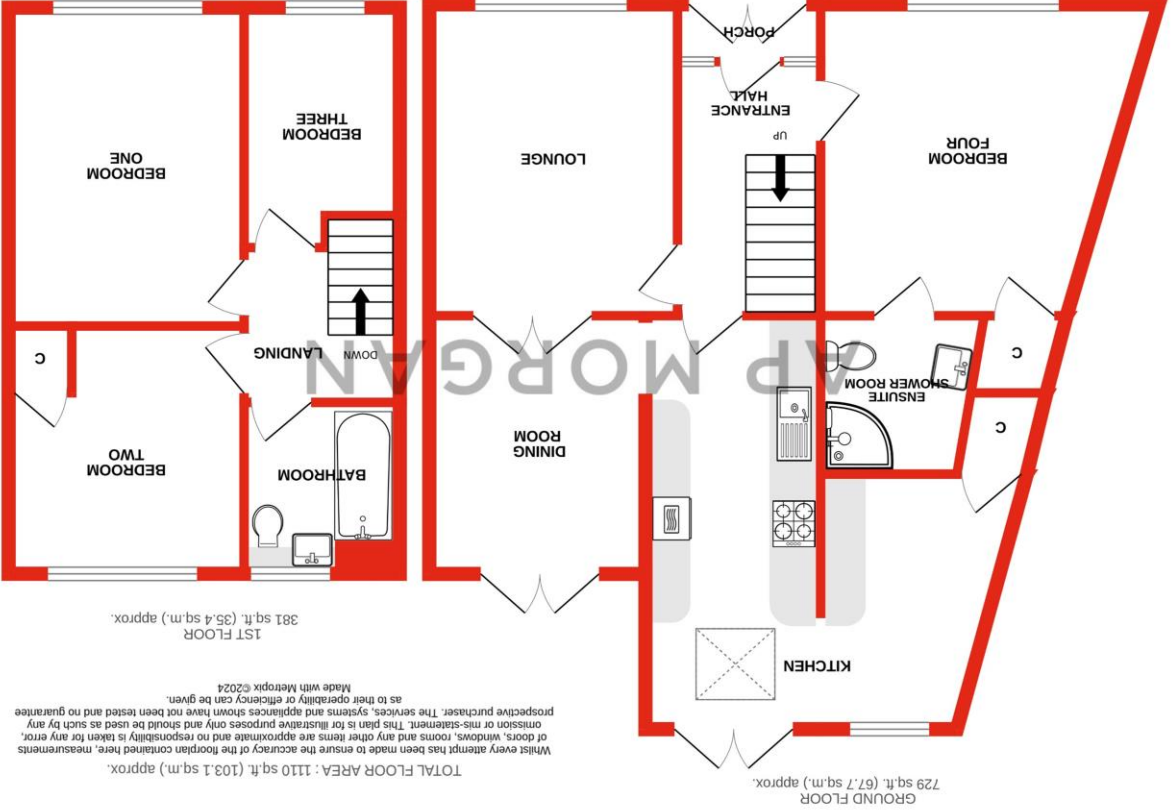
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



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.