

AP MORGAN



Old Birmingham Road, Lickey End, Bromsgrove
Asking Price £300,000

Features:

- Offered with no onward chain
- Three bedroom semi-detached home
- Set back on service road on a generous plot
- Lounge & kitchen
- Family bathroom, separate w/c & ground floor w/c
- Excellent potential to extend (Subject to Planning)
- Driveway & garage
- Large rear garden

Description:

Offered with no onward chain is this three bedroom semi-detached house situated within a prime location of Lickey End, on a generous plot offering considerable potential for an extension (Subject to Planning Permissions) The property is set back from the road via a service road with just a handful of other similar properties.

The property is approached via a driveway for two vehicles and access to the garage.

Once inside the layout briefly comprises: a secure hallway, which provides access to the rear garden, leads into an inner hallway with doors off to; kitchen; lounge with feature fireplace and sliding patio door to the rear garden; and a downstairs w.c.

Rising upstairs the first floor landing has doors off to: A double bedroom one with built-in cupboard; double bedroom two with fitted wardrobe; bedroom three; family bathroom; and separate w.c.

Outside, the property enjoys an excellent sized rear garden with a paved patio, lawn with planted beds and borders to fenced boundaries and a path to a further paved patio and lawned area with hedged/fenced boundaries and a garden shed.

In addition, the property offers considerable potential for an extension (subject to planning permission) and would benefit from some internal modernisation.



Lickey End is positioned between Barnt Green and Bromsgrove, located at the bottom of the Lickey Hills. The property is conveniently situated near to the M5 and M42 motorways with an excellent first school and local amenities within close proximity. In addition, the town of Bromsgrove offering a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services.

Details:

Hall

Inner Hall

Lounge - 16'2" x 13'2" (4.93m x 4.01m)

Kitchen - 11'11" x 7'8" (3.63m x 2.34m)

WC - 4'6" x 2'9" (1.37m x 0.84m)

First Floor Landing

Bedroom 1 - 16'1" x 9'9" (4.9m x 2.97m)

Bedroom 2 - 13'4" x 8'9" (4.06m x 2.67m)

Bedroom 3 - 10' x 7'1" (3.05m x 2.16m)

Bathroom - 5'10" x 5'1" (1.78m x 1.55m)

WC - 2'11" x 4' (0.9m x 1.22m)

Garage - 15'3" x 7'11" (4.65m x 2.41m)

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?

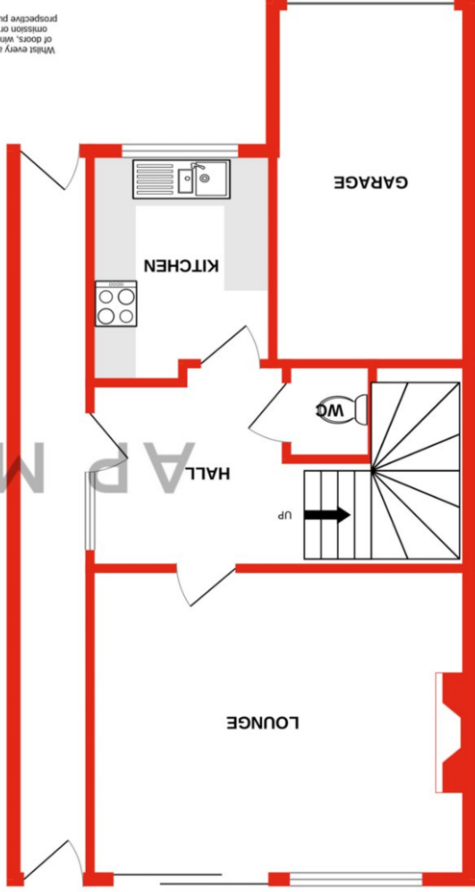
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

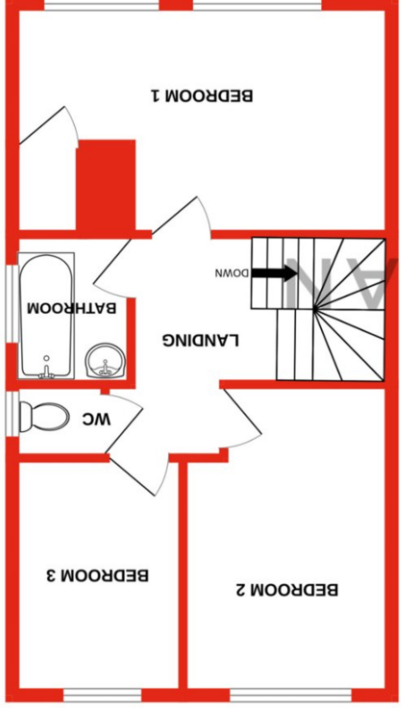
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.

What 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 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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