

AP MORGAN



Briar Close, Lickey End, Bromsgrove
Asking Price £485,000

Features:

- Well-presented detached family home
- Four bedrooms with en-suite to master
- Contemporary fitted kitchen/dining room
- Lounge & sun room
- Family bathroom, ground floor w/c & utility
- Landscaped rear garden
- Driveway & garage
- Sought after location of Lickey End

Description:

Situated in a desirable cul-de-sac location in Lickey End, Bromsgrove, is this beautifully presented four-bedroom detached family home.

The attractive property is approached via a driveway providing parking for multiple cars, with a small lawned fore-garden, access to the garage via an up-and-over door, and an open canopy porch leading to the front door.

Once inside, the welcoming interior briefly comprises: entrance hallway giving access to a ground floor guest W/C, spacious lounge with a walk-in bay window to the front aspect, and an impressive open-plan kitchen/dining/family room which spans the full width of the property, complete with a range of fitted wall and base units, breakfast bar, and integrated appliances including an oven and grill, five-burner gas hob, wine fridge, and a separate utility room with space for laundry appliances.

Rising upstairs, the first-floor landing has doors radiating off to: a sizable master bedroom with large fitted wardrobes and access to an en-suite shower room, three further well-proportioned bedrooms, and a modern family bathroom suite with a bathtub and separate shower enclosure.

Moving outside, the property enjoys a landscaped rear garden offering an initial sweeping paved patio leading to a lawn with well-stocked planted borders, a timber shed store, and a side access gate to the frontage.

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

Ground Floor W/C

Lounge 5.42 x 3.42 Max into bay

Kitchen/Dining Room 3.01 x 7.92

Utility Room 1.52 x 1.77

Sun Room 3.76 x 3.44

Garage 4.97 x 2.40

First Floor Landing

Master Bedroom 3.36 x 5.28 Max

En-suite 1.77 x 2.47

Bedroom Two 3.75 x 3.19 Both max

Bedroom Three 2.78 x 2.44

Bedroom Four 2.78 x 2.32

Bathroom 2.54 x 2.00

EPC Rating: E

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?

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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.

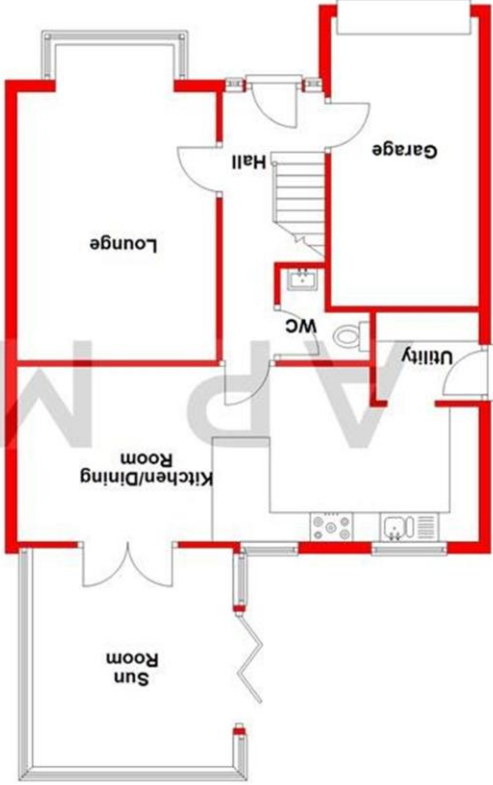
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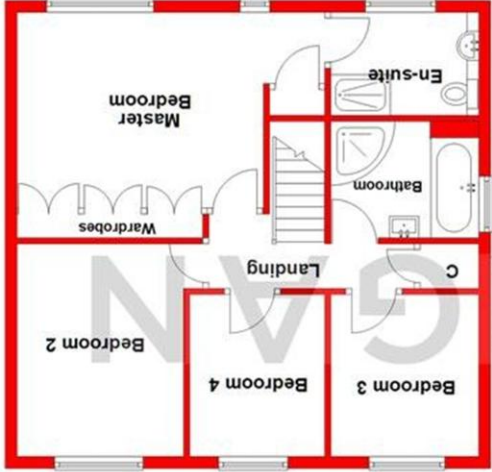
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Ground Floor
Approx. 81.8 sq. metres (880.9 sq. feet)



Total area: approx. 145.6 sq. metres (1567.4 sq. feet)



First Floor
Approx. 63.8 sq. metres (686.4 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 Planip.

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