

AP MORGAN



Meadowvale Road, Lickey End, Bromsgrove
Guide Price £475,000

Features:

- Well-presented detached family home
- Well sought-after location
- Four well-proportioned bedrooms
- Lounge, formal dining room & kitchen/diner
- Spacious driveway, garage & garden room
- Generous conservatory
- En-suite, family bathroom and downstairs WC
- Attractive landscaped rear garden

Description:

An excellent opportunity to purchase this well-presented four-bedroom detached family home, situated off a private road and occupying a good-sized corner plot in a sought-after residential area in Lickey End, Bromsgrove.

The property is approached via a driveway providing parking for multiple cars, with a lawned area, access to the garage via a remote-operated electric up-and-over door, and an open canopy porch over the front door.

Once inside, the interior layout briefly comprises: an entrance hallway giving access to the ground floor cloakroom with W.C.; a well-proportioned lounge with a large box bay window to the front aspect and feature fireplace; a formal dining room; and a sizable conservatory overlooking the rear garden. Completing the ground floor is a delightful fitted kitchen with a built-in oven, electric hob, extractor hood over, and access to a useful utility area with sink.

Rising upstairs, the first-floor landing gives access to a master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms, and a well-sized fourth bedroom. The family bathroom features a corner-style bath with overhead shower, and a storage cupboard on the landing completes the first floor.

Outside, the property enjoys a beautifully maintained rear garden, initially laid with a paved patio seating area leading to a lawn with gravelled edges, well-established shrubbery to the borders, a summerhouse, and a small paved area at the end of the garden. An additional room at the rear of the garage offers potential for use as a home office or playroom and provides direct access into the garage, which benefits from fitted power sockets and lighting.

Additionally, the property benefits from gas central heating, double glazing, and a fully boarded loft space with fitted lighting.



The property occupies a prime position in Lickey End, a sought-after location due to its close proximity to a popular first school, garden centre, local park, and main arterial routes to both the M5 and M42 motorways. Bromsgrove town centre is also easily reachable, offering a wide range of shops, bars, restaurants, and leisure facilities.

Details:

Hall

Lounge 19'4" x 12'4" (5.9m x 3.76m) Both max, into bay window

Dining Room 8'7" x 12'5" (2.62m x 3.78m)

Conservatory 13'9" x 17' (4.2m x 5.18m) Both max

Kitchen/Diner 11'9" x 11'11" (3.58m x 3.63m)

Utility Room 7'10" x 5'3" (2.4m x 1.6m) Both max

WC

Garage 8'3" x 26'3" (2.51m x 8m)

Playroom/Office 8'10" 7'7" (2.7m 2.3m)

Landing

Master Bedroom 12'10" x 18'10" (3.9m x 5.74m) Both max

Bedroom 2 12'9" x 8'5" (3.89m x 2.57m)

Bedroom 3 12' x 8'5" (3.66m x 2.57m) Both max

Bedroom 4 9'9" x 7'5" (2.97m x 2.26m)

Bathroom 7'9" x 5'9" (2.36m x 1.75m)

En-suite 5'6" x 7'9" (1.68m x 2.36m)

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.



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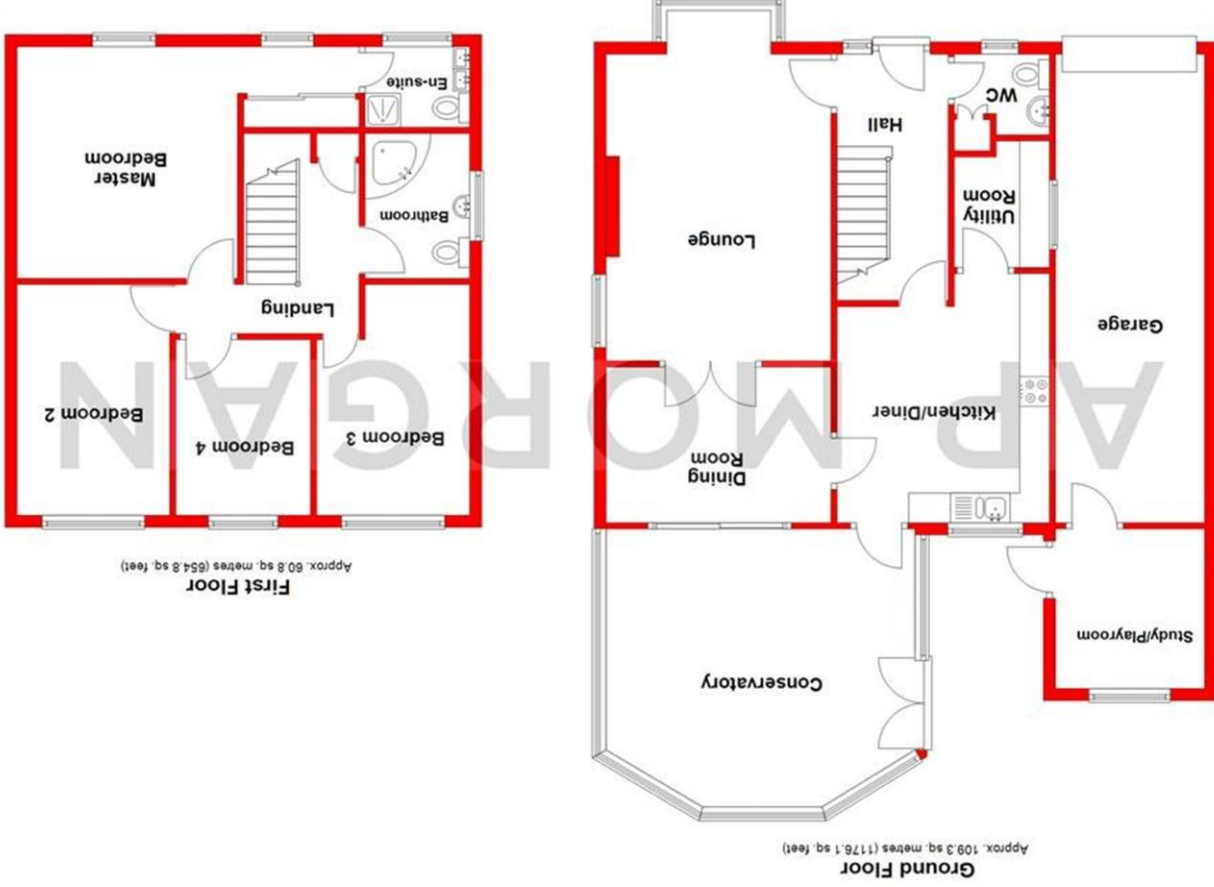
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