

AP MORGAN



Monument Lane, Lickey, Birmingham
Offers Over £595,000

Features:

- Charming traditional semi-detached family home
- Highly regarded location short distance of Lickey Hills
- Three bedrooms
- Generous southernly facing rear garden
- Lounge, formal dining room & conservatory
- Stylish re-fitted kitchen/breakfast room
- Family bathroom, ground floor w/c & utility room
- Large frontage with driveway for multiple cars & garage

Description:

Situated on a generous plot in the highly regarded semi-rural location of the Lickey Hills, this charming three-bedroom semi-detached family home offers flexible living accommodation, high ceilings, and a beautifully landscaped southerly-facing rear garden. The property has been much improved by the current owners and is ideal for families seeking space, character, and modern touches.

The property is approached via a generous frontage, offering a lawned garden and a driveway providing ample parking, flanked by mature trees and hedgerows. There is access to the garage, equipped with power and housing a boiler installed approximately two years ago, as well as an enclosed porch that leads to the front door.

Once inside, the well-presented and welcoming interior comprises: an entrance hallway laid with solid wood flooring, a guest WC, and a separate utility/laundry room. The lounge features a bay window with a bespoke fitted window bench and a wood-burning stove, creating a cosy and inviting space. The stylish kitchen was re-fitted around two years ago and includes a range of fitted wall and base units with integrated bins, quartz countertops, and a breakfast bar with a solid wood work surface. Integrated appliances include a larder fridge and separate freezer, oven, microwave, and dishwasher. Karndean flooring in a herringbone pattern flows through the kitchen, utility room, and dining area. The kitchen opens out to the rear garden via double French doors. A formal dining room leads seamlessly into a bright and airy conservatory that provides attractive views over the garden.

Upstairs, the first-floor landing is filled with natural light from a large feature window. The spacious main bedroom includes integrated wardrobes, a large storage cupboard, and three feature windows offering elevated views to the front. There is a further double bedroom, a single third bedroom, and a modern family bathroom re-fitted with a contemporary suite and shower over the bath.



Outside, the stunning southerly-facing rear garden has been thoughtfully landscaped. An initial stone-paved patio offers space for outdoor seating, leading to a lawn with well-stocked borders and further back to a second lawned area, complete with a greenhouse, timber shed, and an additional paved seating area.

The property is located on the desirable southern side of the Lickey Hills, within easy reach of the village of Lickey, which offers a post office/store and highly regarded schooling. The nearby towns of Bromsgrove and Barnt Green provide further shopping, amenities, and transport links. The Lickey Hills themselves offer extensive walking routes and outdoor leisure opportunities, while access to the M5 and M42 motorways makes this an excellent location for commuting into Birmingham and beyond.

Details:

Porch

Hall

Lounge 5.15 x 3.32 Max into bay

Kitchen /Breakfast Room 4.66 x 3.32 Both max

Utility Room 2.33 x 1.75

Guest W/C 1.88 x 1.46

Dining Room 3.41 x 3.05 Both max

Conservatory 2.77 x 2.98

Garage 5.05 x 2.37 Both max

Bedroom One 4.52 x 3.32 Max incl wardrobe

Bedroom Two 3.35 x 3.00

Bedroom Three 2.26 x 2.15

Bathroom 3.17 x 1.61

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.



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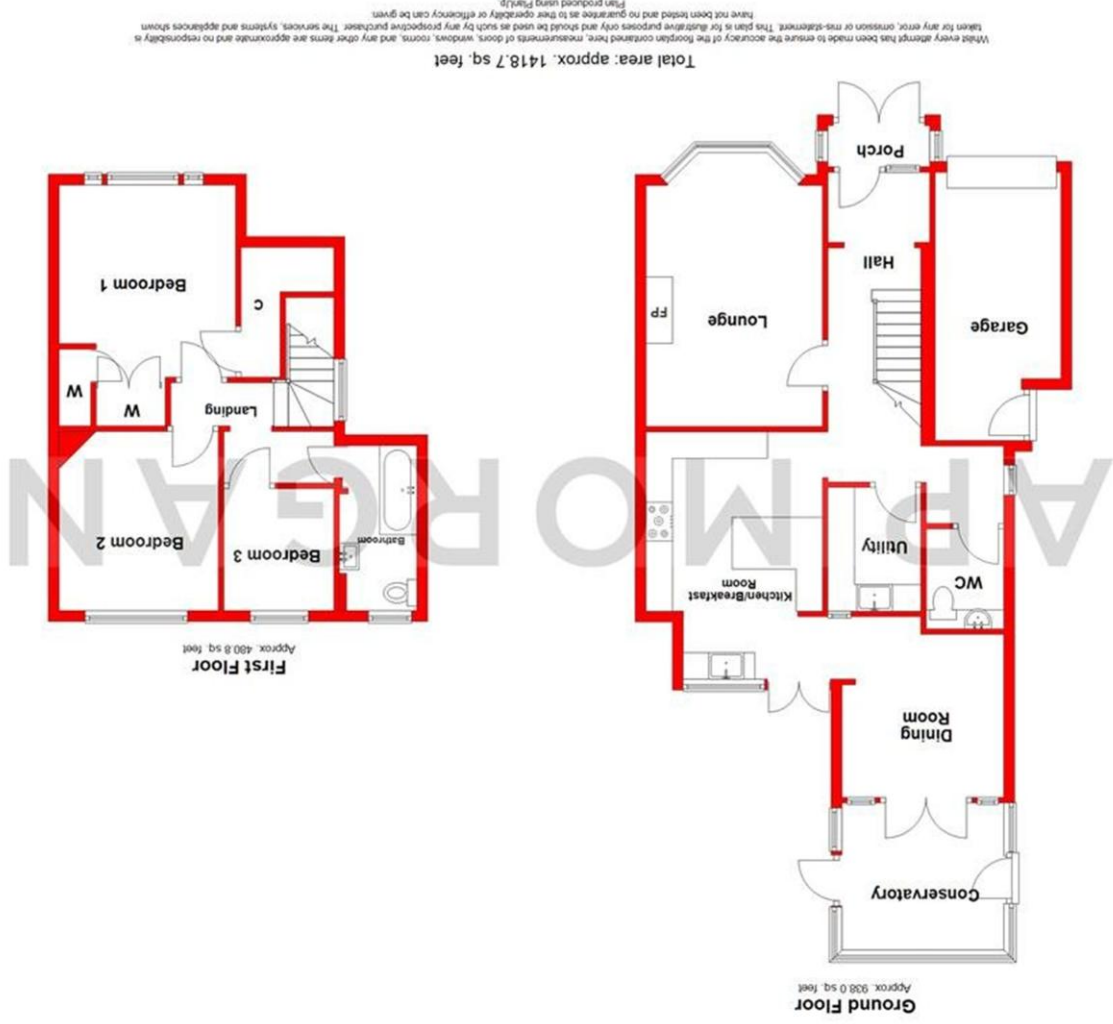
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