

**AP MORGAN**



**Spadesbourne Road, Lickey End, Bromsgrove**  
Offers Over £350,000



### Features:

- Beautifully presented semi-detached house
- Desirable location of Lickey End
- Three well-proportioned bedrooms
- Sitting room & open plan family/dining room
- Stylish fitted kitchen
- Modern family bathroom
- Landscaped private rear garden
- Driveway & garage

### Description:

An excellent, well presented, three bedroom semi-detached home, occupying a highly regarded location of Lickey End, Bromsgrove, Ideally located North of Bromsgrove town centre, for sought after outstanding schooling, great access to both M42 & M5 motorway junctions, a local shop and social club, as well as close to open countryside for parks and play areas.

The extended property is approached via a driveway providing comfortable parking for two vehicles, with access to a garage via an up-and-over door, and an enclosed porch leading to the front door.

Once inside, the welcoming interior briefly comprises an entrance hallway with useful under-stairs storage, a front reception room featuring large windows to the front aspect, and opening seamlessly into a spacious family/dining room, ideal for entertaining. French doors open out to the rear garden, while an opening leads through to the stylish fitted kitchen extension. The kitchen offers a range of wall and base units and incorporates an integrated oven, hob, inset sink and built-in dishwasher. Further access doors lead to both the garden and the garage, with the garage benefiting from fitted electrics and lighting and offering potential for conversion into additional living space, subject to the relevant permissions.

Stairs rise to the first-floor landing, with doors leading to double bedroom one, double bedroom two with built-in storage, single bedroom three, and a modern family bathroom fitted with a P-shaped bath and overhead rainfall shower.





Outside, the property enjoys a generous and attractively landscaped rear garden, featuring an initial timber decked seating area with decorative stone borders with a neat retaining wall and steps rising to a long lawn, with a timber shed positioned beyond.

Occupying a prime position within the sought-after area of Lickey End, the property is well placed for nearby well-regarded schooling, a local shop, social club and play park, together with excellent access to the M42 and M5 motorway junctions. Bromsgrove town centre is located within approximately two miles and offers a wider range of shopping, leisure facilities and amenities.

#### Details:

Porch

Entrance Hall

Family/Dining Room 3.27 x 5.06

Sitting Room 3.94 x 3.14

Kitchen 3.94 x 2.14

Garage 5.64 x 2.33

First Floor Landing

Bedroom One 3.94 x 3.02

Bedroom Two 3.27 x 3.02

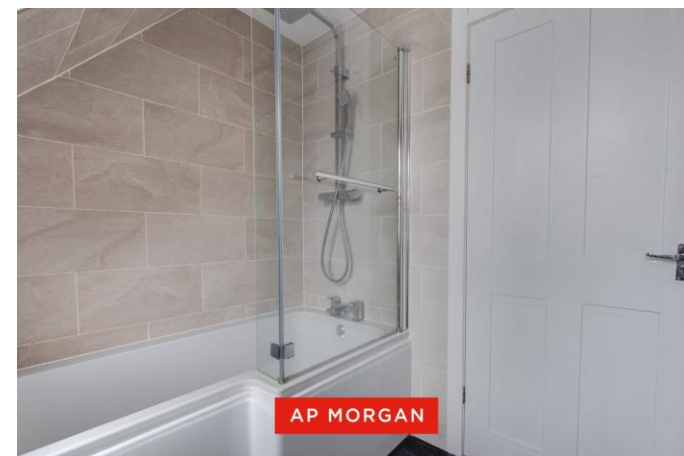
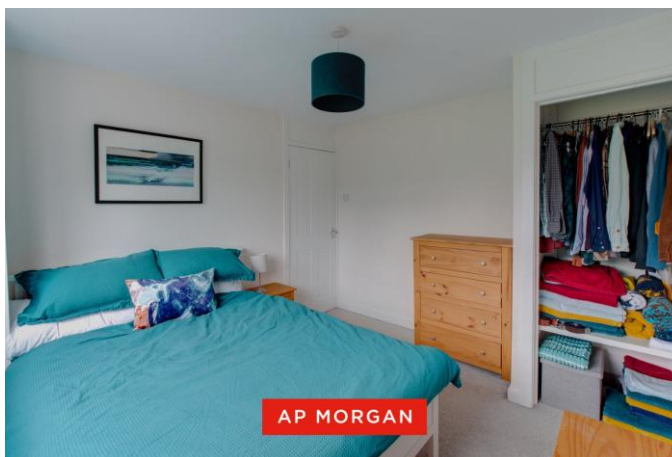
Bedroom Three 3.00 x 1.94

Family Bathroom 2.13 x 1.94

EPC Rating: To be confirmed

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](http://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.

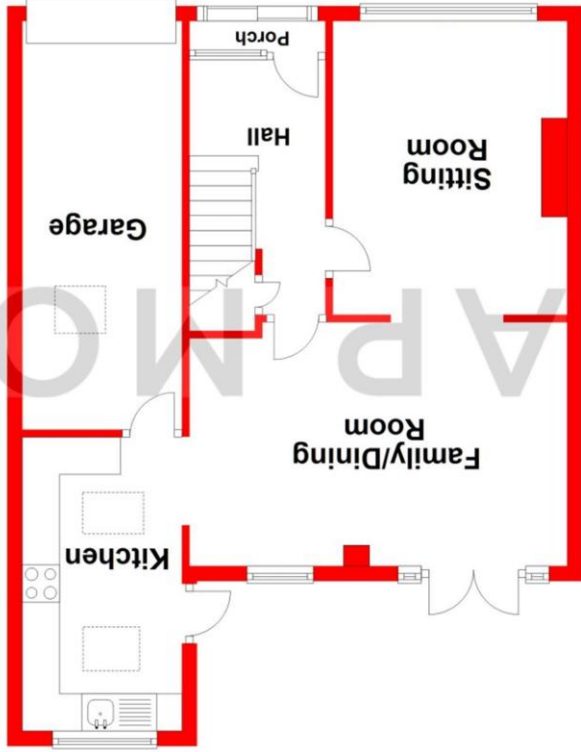
Need a solicitor?

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.

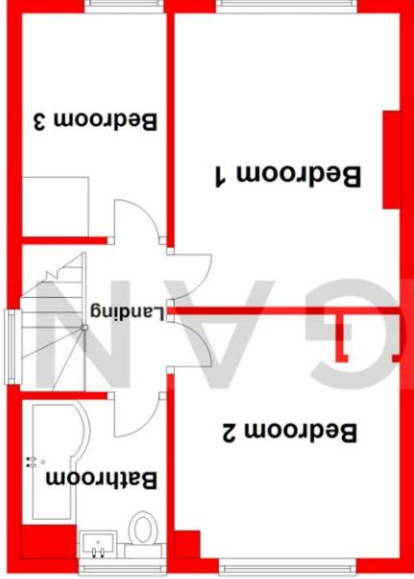
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor  
Approx. 58.4 sq. metres (629.1 sq. feet)



First Floor  
Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 95.4 sq. metres (1027.3 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 PlanUp.

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 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.