

AP MORGAN



Malvern Road, Lickey, Birmingham
Guide Price £425,000

Features:

- Sought After Area of Lickey
- Modern Link-Detached Home
- Spacious Driveway & Tandem Garage/Storage
- Three Great Sized Bedrooms
- Kitchen & Bathroom Both Recently Renovated
- Utility & Cloakroom
- Private Garden with Patio & Terrace
- Close to Schools, Shops & Transport Links

Description:

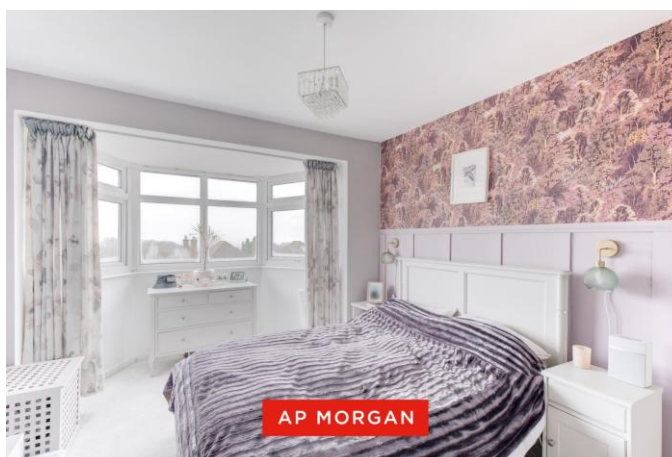
A charming link detached home in the desirable Lickey area, renowned for its welcoming community and convenient access to local amenities, this beautifully presented three-bedroom link detached property offers a perfect blend of comfortable family living and a peaceful setting. The location provides an ideal balance of tranquil surroundings and excellent connectivity, making it highly appealing to both families and professionals.

The property is approached via a private driveway, providing convenient off-road parking. A welcoming porch leads to the main entrance, creating a pleasant first impression.

Stepping inside, you are greeted by a spacious hall. To the left is a bright and inviting living room. The heart of the home is the expansive kitchen/dining room, perfect for both everyday family meals and entertaining guests. A useful pantry provides additional storage space. A utility room, located off the kitchen, offers practicality and convenience, with access to a downstairs WC. Furthermore, the property benefits from a garage/storage area, providing secure parking or additional storage options.

Ascending to the first floor, you'll discover three well-proportioned bedrooms, each offering a comfortable and private retreat. The master bedroom and bedroom 2 benefit from the bay windows. A family bathroom serves the bedrooms, featuring modern fixtures and fittings.

The property enjoys a low-maintenance rear garden, providing a private and peaceful outdoor space. Perfect for al fresco dining, entertaining, or simply unwinding after a long day, the garden is designed for easy enjoyment.



Nearby, residents can enjoy a range of shops, cafés, and leisure facilities. The beautiful Lickey Hills Country Park provides woodland walks, scenic trails, and open green space for outdoor recreation. The area is well-served by highly regarded schools, making it particularly attractive to families seeking quality education close to home.

Lickey also benefits from strong transport links, with easy access to Bromsgrove, Birmingham, and Worcester via the M5 and M42 motorways. Rail connections from Barnt Green and Bromsgrove stations offer direct routes to major destinations.

Details:

Porch 5'3" x 5'4" (1.6m x 1.63m)

Hall

Living Room 15' x 10'8" (4.57m x 3.25m) Both Max

Kitchen/Dining Room 20'1" x 16'1" (6.12m x 4.9m) Both Max

Downstairs WC 4'7" x 2'2" (1.4m x 0.66m)

Utility Area 13'8" x 3'11" (4.17m x 1.2m)

Utility Room 8'11" x 7'8" (2.72m x 2.34m)

Garage/Storage 7'8" x 6'2" (2.34m x 1.88m)

Bedroom 1 15'2" x 10'8" (4.62m x 3.25m)

Bedroom 2 14'7" x 10'8" (4.45m x 3.25m)

Bedroom 3 9'9" x 9'1" (2.97m x 2.77m)

Bathroom 7'7" x 9' (2.3m x 2.74m)

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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Property to sell?

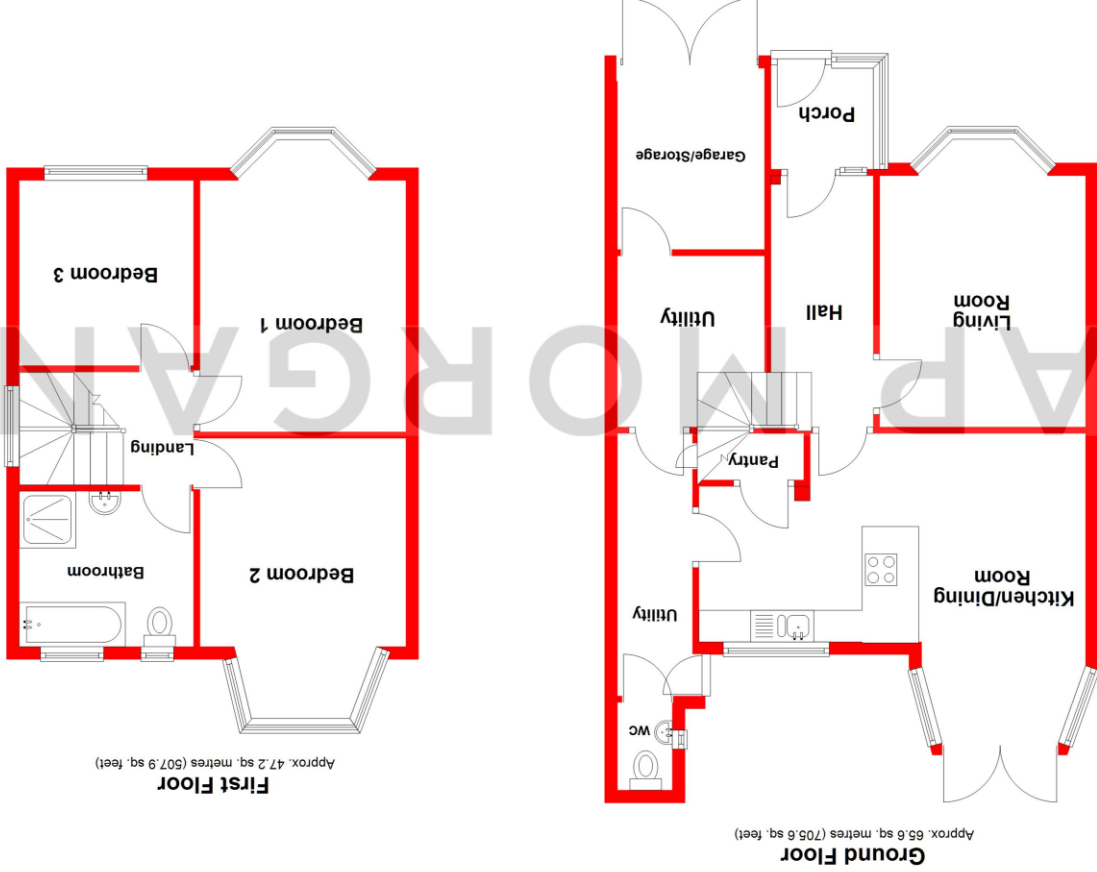
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Total area: approx. 112.7 sq. metres (1213.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Planlup.

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