



**Meadowvale Road, Bromsgrove**  
Offers Over £400,000



**Features:**

- Beautifully presented detached house
- Four bedrooms with en-suite to master
- Impressive open plan living dining space
- Contemporary fitted kitchen
- Spacious lounge with bay window
- Family bathroom, guest w/c & study
- Well maintained rear garden, garage & driveway
- EPC - D

**Description:**

A charming and well extended four-bedroom detached family home situated in a desirable location of Lickey End, Bromsgrove. In brief the interior of the property comprises: entrance hallway with stairs rising to the first-floor landing and under cupboard store, spacious lounge with bay window to the front and a feature gas fireplace, integral garage having plumbing and utility space for a washing machine and tumble dryer, impressive open plan living space offering two sets of French doors out to the rear garden, sitting area, space for a dining table and a contemporary fitted kitchen boasting a five burner gas hob, integrated fridge, double oven and dishwasher. The property extends further to the rear incorporating a guest w/c and a handy study space with views to the rear garden. Upstairs the first-floor landing establishes a family bathroom with shower over bath, master bedroom having integrated wardrobe storage and a modern shower room en-suite, further double bedrooms two and three and a well-proportioned bedroom four. To the rear of the property enjoys a well-maintained garden having initial block paved patio, generous lawn, gravelled area with hot tub (available under separate negotiation) fenced boundaries and side entry to the front which benefits from a block paved driveway for off-road parking and access to the garage via a electric roller shutter door. Additional benefits include house alarm system, recently refitted Worcester Bosch boiler, access to superfast internet and fully boarded loft space with fitted ladder. The property occupies a prime position on a sought-after residential estate in Lickey End, providing access to a variety of local shops and amenities, and fantastic road links including ease of access to the M5 and M42. Bromsgrove town is within reach having a variety of supermarkets, restaurants, and leisure facilities. Bromsgrove train station is situated within three miles offering regular trains into Birmingham, Worcester and further afield, offering excellent commuting links to Birmingham universities and the Queen Elizabeth hospital.





**Details:**

**Entrance Hallway**

**Lounge**

21' 8" x 12' 7" (6.60m x 3.83m) max

**Open Plan Kitchen, Dining & Living Area**

15' 1" x 28' 8" (4.59m x 8.73m) max

**Guest W/C**

**Study**

7' 7" x 7' 2" (2.31m x 2.18m) max

**Garage**

15' 1" x 8' 2" (4.59m x 2.49m)

**First Floor Landing**

**Master Bedroom**

12' 9" x 9' 7" (3.88m x 2.92m)

**Ensuite**

**Bedroom Two**

10' 3" x 9' 7" (3.12m x 2.92m)

**Bedroom Three**

9' 0" x 10' 0" (2.74m x 3.05m)

**Bedroom Four**

10' 3" x 10' 1" (3.12m x 3.07m) max

**Bathroom**

6' 5" x 6' 9" (1.95m x 2.06m)

**EPC Rating: D**

**Council Tax Band: E** (tbc by solicitors).

**Tenure:** (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?

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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.

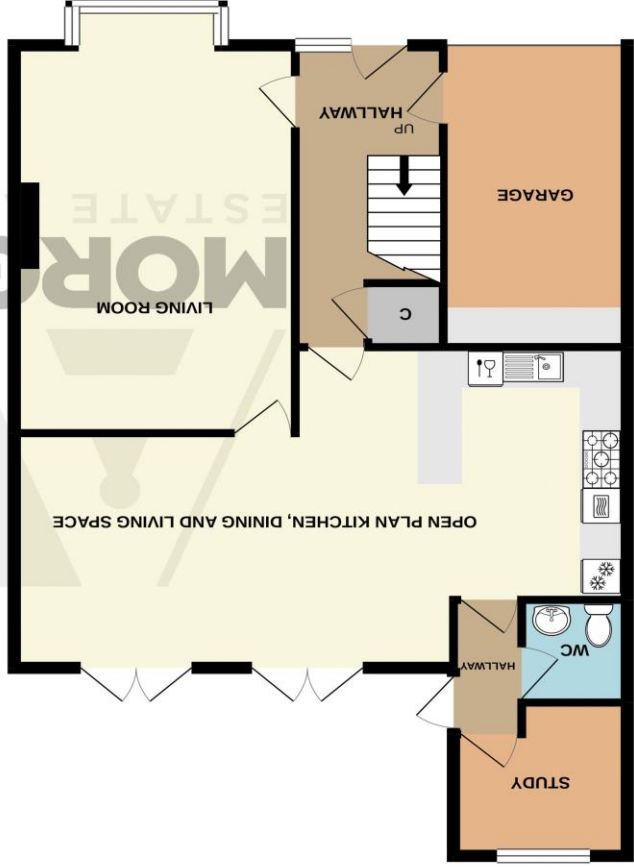
Need a solicitor?

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.

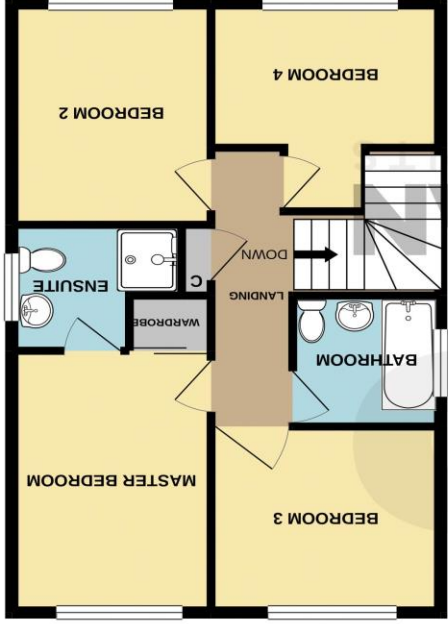
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.6 sq.m.) approx.  
While 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.  
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