



Lickey Rock, Bromsgrove
Offers in the Region of £300,000

Features:

- Beautifully refurbished semi-detached house
- Three bedrooms & family bathroom
- Dining room & Living room
- Stylish kitchen
- Contemporary glass room to rear
- Private rear garden & block paved driveway
- Semi-rural location with stunning views
- EPC - E

Description:

A lovingly refurbished and characterful three-bedroom semi-detached house laid out over three floors and situated in a highly sought-after, semi-rural area of Marlbrook, Bromsgrove. In brief the beautifully presented property comprises: a dining/sitting room to the front with feature fireplace, hallway with stairs rising to the first floor landing, generous lounge having a feature gas fireplace and opening into the stylish fitted kitchen which benefits from inset Belfast style sink, space for a range style cooker, tall fridge freezer, dishwasher and washing machine. The ground floor also benefits from a guest W/C and a recently added contemporary glass room to the rear, boasting full length sliding glass doors opening to blend seamlessly into the rear garden, a perfect space for entertaining guests. Upstairs the first-floor landing occupies a sizable bedroom one having stunning countryside views and storage/dressing area, a single bedroom three and a family bathroom offering a P-shaped bathtub and overhead shower. The second floor accommodates a large landing ideal as an office space and a further great sized double bedroom two with built in storage. Additional benefits include refurbishments by the current owner such as re-plastering throughout, replaced electrics and heating system and double glazing throughout. Outside to the rear the property enjoys a well-maintained garden with patio space to lawn and fenced boundaries, a gated side driveway allows entry to the front which offers additional driveway space for off-road parking. The property is located opposite open fields while also allowing ease of access to nearby convenience stores and eateries. The property is also well situated within reach of major road links including the A38, M5 and M42. Bromsgrove town is located within three miles providing a range of further shopping and amenities.



Details:

Dining Room

11' 0" x 12' 5" (3.35m x 3.78m)

Living Room

14' 8" x 12' 5" (4.47m x 3.78m) max

Kitchen

15' 3" x 6' 6" (4.64m x 1.98m) max

Glass Room

17' 7" x 10' 4" (5.36m x 3.15m)

First Floor Landing

Bedroom One

10' 9" x 12' 5" (3.27m x 3.78m) max

Bedroom Three

6' 1" x 6' 6" (1.85m x 1.98m) max

Bathroom

9' 4" x 5' 5" (2.84m x 1.65m)

Second Floor Landing

Bedroom Two

10' 6" x 12' 4" (3.20m x 3.76m) max

EPC Rating: E

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 Morgan Financial Solutions. 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.morganfs.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.

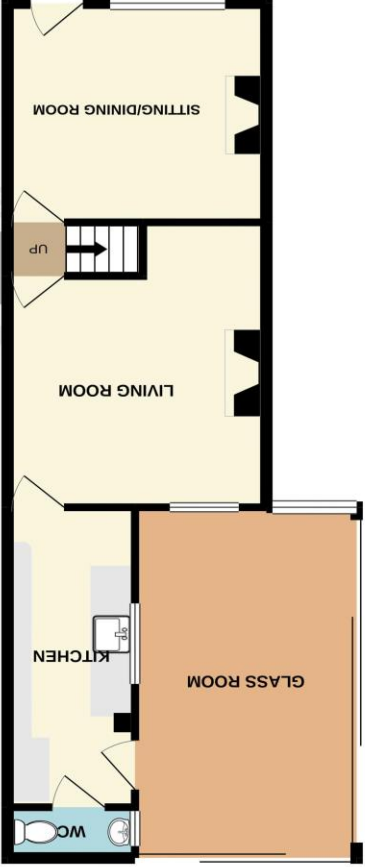
Need a solicitor?

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.

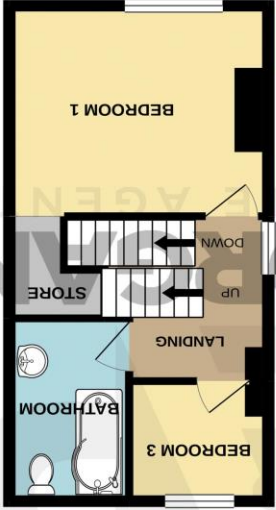
Need a removal company and storage?

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, to arrange a survey.

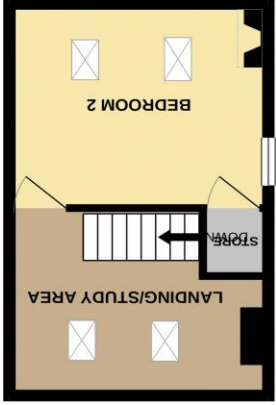
GROUND FLOOR
599 sq. ft. (55.6 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



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.
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