

AP MORGAN



Monument Lane, Lickey, Birmingham
Offers in the Region Of £715,000

Features:

- Traditional detached family home
- Four bedrooms - Three of which are doubles
- Spacious lounge & separate dining room
- Solid wood fitted breakfast kitchen & separate utility
- Family shower room, en-suite w/c & ground floor W/C
- Integral garage, beautifully maintained extensive gardens & driveway (almost an acre)
- Highly sought after semi-rural location
- EPC - TBC

Description:

A fantastic opportunity to purchase a traditional, four bedroom, detached family home; situated on an extensive plot (just under one acre and potential to extend STPP) within the prestigious, semi-rural location of Lickey Hills. The frontage of the property is approached via a generous gravelled driveway with mature fore-garden; and is entered through an enclosed UPVC porch. The internal layout from the entrance hallway briefly comprises; generous lounge with picture view of the rear gardens through double glazed patio sliding doors; separate dining room with feature bay to front, and solid wood doors with access to the lounge; stylish fitted breakfast kitchen boasting solid wood wall and base cabinets with granite worktops, breakfast bar, high-spec vinyl rhino flooring, and a range of Bosch integrated appliances including five burner gas hob with extractor hood above, dishwasher, fridge/freezer, and fitted oven. A separate utility room can be accessed from the kitchen to which benefits from space for under-counter appliances; guest w/c and internal door through to the garage. Moving upstairs the first floor landing establishes, a dual aspect master bedroom with integrated wardrobe storage and en-suite w/c; two further good sized double bedrooms; single bedroom three; and a re-fitted shower-room. Additionally the property benefits from gas fired central heating and double glazing throughout, house alarm system, and partially boarded loft space with fitted loft ladder and lighting. Outside to the rear the property exhibits an extensive south facing garden comprising of initial paved patio area, large well-kept lawn with planted borders and hedging to boundaries, further lawned area with greenhouse and shed store extending to mature trees and woodland to the rear boundary. The property sits within a prestigious location, on the southern side of Lickey hills, nearby to the village of Lickey offering well-regarded schooling, post office/store, and convenient access to Bromsgrove town and Barnt Green, to which offer a variety of further shopping and amenities. The nearby Lickey Hills provide popular walking routes and outdoor pursuits. Ease of access to major road links including the M5 and M42 provide commuter and travel links to into Birmingham and surrounding areas.



Details:

Porch

Entrance Hallway

Lounge

17' 11" x 10' 5" (5.46m x 3.17m) both max

Dining Room

11' 8" x 12' 5" (3.55m x 3.78m)

Kitchen/Breakfast Room

13' 6" x 12' 2" (4.11m x 3.71m)

Utility Room

13' 6" x 6' 3" (4.11m x 1.90m) both max

Ground Floor W/C

Garage

18' 4" x 10' 1" (5.58m x 3.07m)

First Floor Landing

Master Bedroom

15' 7" x 10' 4" (4.75m x 3.15m) both max

Bedroom Two

11' 8" x 12' 0" (3.55m x 3.65m)

Bedroom Three

12' 7" x 10' 7" (3.83m x 3.22m)

Bedroom Four

8' 5" x 7' 6" (2.56m x 2.28m)

Shower Room

7' 4" x 6' 0" (2.23m x 1.83m)

EPC Rating:

Council Tax Band: F (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?

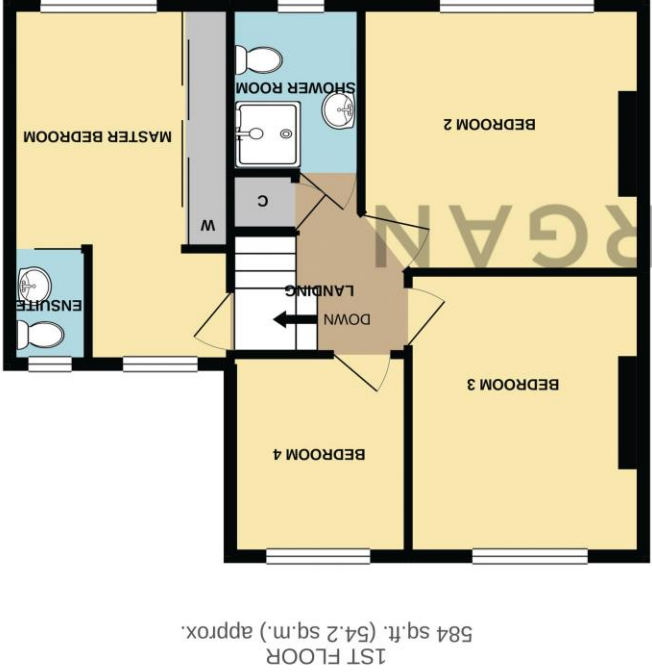
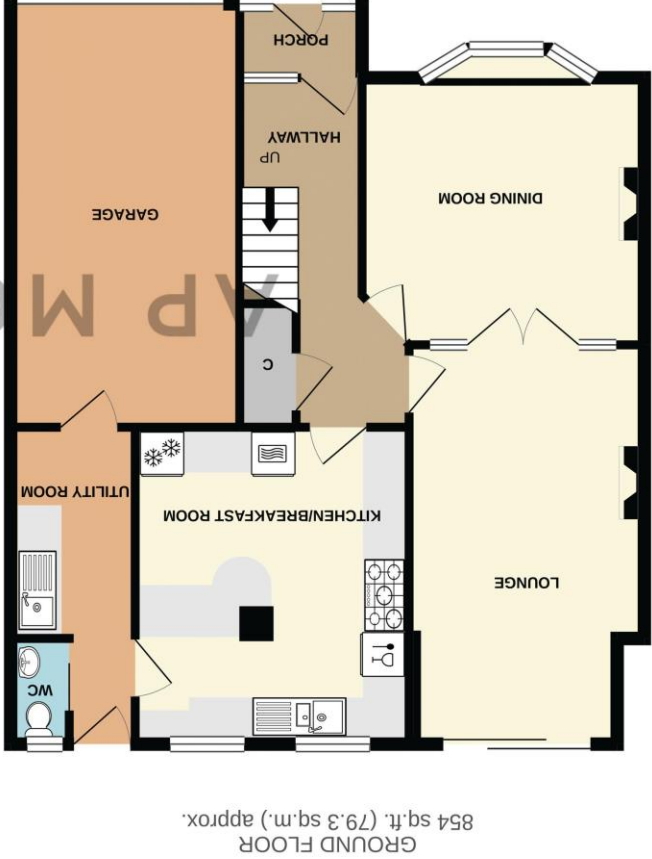
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