AP MORGAN



Alcester Road, Lickey End, Bromsgrove

Offers in excess of £475,000

Features:

- Extended and versatile family accommodation
- High ceilings and a bright, airy feel throughout
- Open plan lounge and dining area with bifold doors & log burner
- Modern fitted kitchen with separate utility
- Three double bedrooms, dressing room to bedroom one
- Bespoke fitted wardrobes and shower room to second floor bedroom
- Low maintenance rear garden
- Driveway parking and private garage to rear

Description:

*** DOUBLE-HEIGHT CEILINGS... IN A BUNGALOW? YOU'LL WANT TO SEE THIS IN PERSON! ***

Step through the front door into the hallway, and it's not long before the kitchen reveals itself, opening straight up into a double-height ceiling that floods the whole space with light. It's an unexpected first move for a bungalow, and it sets the tone for everything that follows.

The lounge carries that same sense of scale, with a partially vaulted ceiling and skylights drawing light in from above, a feature log burner adding warmth on cooler evenings, then opening through French doors onto the rear garden. It flows through to a separate dining area with its own set of bifold doors, so the whole back of the house can open up when you want it to. The kitchen and breakfast room matches the ambition, fitted with an integral fridge freezer, oven, combination oven/microwave, warming drawer and dishwasher, all finished with quartz worktops and a breakfast bar for the everyday moments that don't need a dining table. A separate utility room takes care of the washing machine and tumble dryer, keeping the everyday admin out of sight.

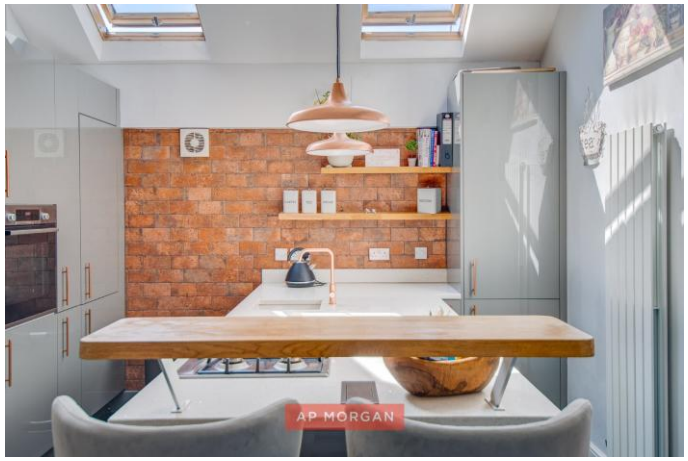
Both bedrooms one and two sit on the ground floor, and both are genuine doubles, though either could just as easily work as an additional reception room, snug or home office depending on what your household needs. Bedroom one is a substantial room in its own right, opening onto a dressing room with fitted wardrobes, and the downstairs bathroom is fitted with both a bathtub and a separate shower enclosure, so mornings don't have to be a queue.

Head upstairs and a third double bedroom awaits, finished with bespoke fitted wardrobe units and its own generous shower room, plus loft storage accessed from the landing, useful for everything you don't need to see every day but don't want to lose either.

Outside, composite decking and artificial lawn keep the garden low maintenance year round, with a couple of seating areas to choose from depending on the occasion. A side gate leads to a shared driveway and on to your own private garage, generous in size and already fitted with power and lighting, so it can flex between parking, storage or workshop space depending on what you need this year. At the front, a driveway offers ample off-road parking, with a glazed canopy over the front door giving the entrance a settled, cared-for feel before you've even reached inside.













For families, Lickey End quietly ticks the boxes: a well-regarded local first school, a shop and post office close by, and a recreation ground for the kids. Ego at The Forest, right in the village, is a solid choice for a relaxed meal without needing the car, and Bromsgrove town isn't far for a wider choice of restaurants and everyday shopping. The independent Bromsgrove School is also just a short drive away for those weighing up secondary options. Add in quick access to the M42 and M5, and Lickey End does a good job of feeling self-contained without cutting you off from anywhere.

Details:

Entrance Hall

Lounge *3.80 x 7.69* Max

Dining Area *2.10 x 2.95*

Kitchen/Breakfast Room *3.59 x 5.35* Max

Utility Room *1.30 x 2.55*

Bedroom One *5.08 x 2.99* Max

Dressing Room *2.82 x 2.99* Max

Bedroom Two *3.56 x 3.15*

Bathroom *2.07 x 3.10*

Garage *6.53 x 3.60*

First Floor Landing

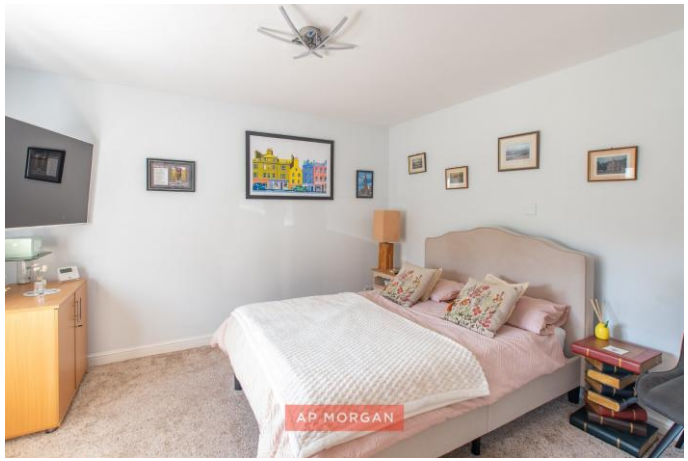
Bedroom Three *3.37 x 5.39* Max

Bathroom *1.76 x 2.87*

EPC Rating: D
Council Tax Band: D (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

Property to sell?

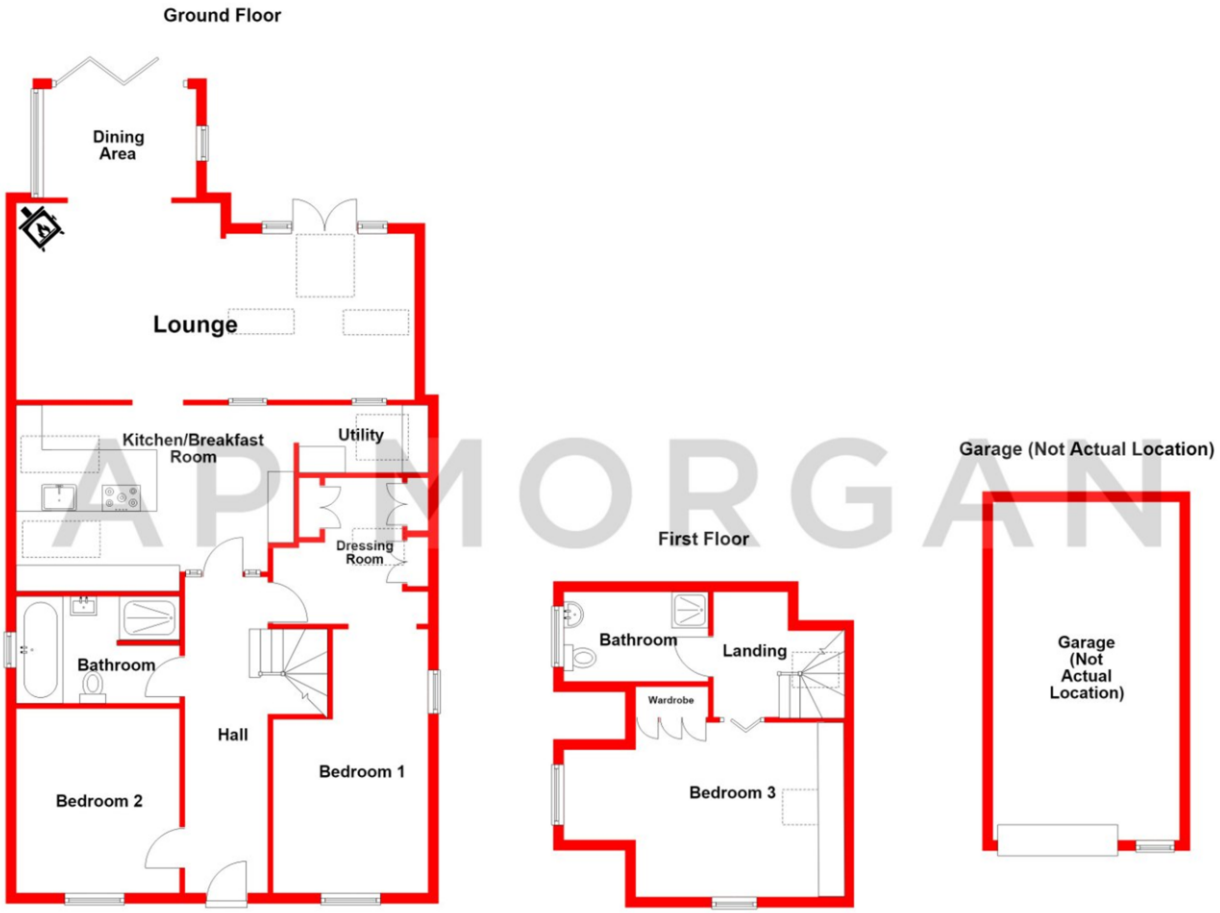
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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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 £99 + 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.



Total area: approx. 160.0 sq. metres (1722.2 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.

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