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2 Lickey Grange, Marlbrook, B60 1NP

Guide Price £675,000

4 3 2



Summary

Originally the gate house to Lickey Grange, most famously associated with Lord Herbert Austin - founder of the Austin Motor Company, this beautiful Victorian family residence offers outstanding versatile accommodation boasting two reception rooms, a stunning open plan kitchen/dining/family room, three luxury bathrooms, private wrap around garden and a generous rear driveway. The property is situated close to the Lickey Hills Country Park, sought after Primary school and just 3 miles from the centre of Bromsgrove.

Description

The accommodation comprises: Entrance hall with a recently replaced composite door, striking living room with decorative fireplace, second sitting room with contemporary living flame gas inset fire, inner hall with coat storage, guest WC and access to the garden and a stunning open plan kitchen/dining/family room complete with underfloor heating, breakfast bar, french doors and 180 degree views across the garden. Integrated appliances include a Siemens oven, second combi oven and warming drawer, gas hob, flush fitting ceiling extractor fan and washing machine.

The first floor features a dual aspect master bedroom with delightful views and a refurbished en suite shower room, principal guest bedroom with fitted wardrobes and en suite shower room, third double bedroom (also with fitted wardrobes), a large single bedroom (currently utilised as an office) and a luxury house bathroom.

Storage is available within the loft which is part boarded.

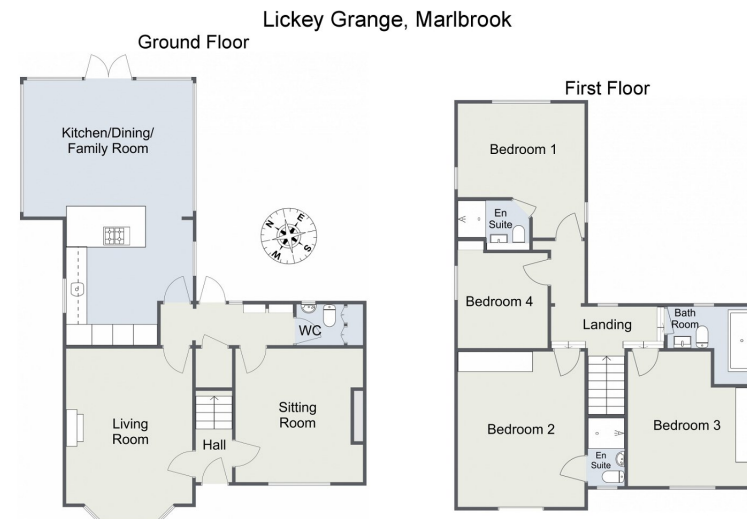
Outside

Externally, the property benefits from an attractive private rear garden which wraps around three sides of the property and features a generous lawn, planted beds, mature shrubs and a patio dining area. Accessed via a shared driveway off Old Birmingham Road (and used by just one other property), an area of parking is located at the back of the garden suitable for three vehicles (comfortably) with a 7Kw pod point EV charging point.





- Living Room 5.05m (into bay) x 3.65m (16'6" x 11'11")
- Kitchen/Dining/Family Room 6.77m (max)x 4.89m (max) (22'2" x 16'0")
- En Suite 1.63m (max) x 2.09m (max) (5'4" x 6'10")
- Bedroom 1 3.89m (max) x 3.64m (12'9" x 11'11")
- Bedroom 2 4.51m x 3.67m (14'9" x 12'0")
- Bedroom 3 3.91m (max) x 3.71m (max) (12'9" x 12'2")
- Bedroom 4 2.76m x 2.61m (9'0" x 8'6")
- Bathroom 2.23m (max) x 2.54m (max) (7'3" x 8'4")



Total Approximate Area: 144.8 sq. m (1,558.61 sq. ft)
 For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

