



Rose Hill House, 1 Warren Lane, Lickey, B45 8ER

Guide Price £1,140,000

Rose Hill House, 1 Warren Lane, Lickey, B45 8ER

SPACIOUS 4 DOUBLE BEDROOM FAMILY HOME WITHIN THE PICTURESQUE LICKEY HILLS

A rare opportunity to acquire a substantial 1970's property of approximately 3,350 sq. ft located on a highly private 0.95 acre plot (approx.) and enjoying the backdrop of the picturesque 524 acre Lickey Hills Country Park. The property boasts generous room sizes and is perfect for those looking for a unique renovation to create an idyllic country home.

Description

The accommodation comprises: Enclosed porch, generous entrance hall with guest WC, magnificent lounge with feature fireplace and sliding door to the garden, formal dining room, conservatory, kitchen/diner and utility room, sun room with underfloor heating, office and ground floor shower room. The first floor features a large master bedroom suite complete with en suite shower room, three additional double bedrooms (one with en suite) and a house bathroom.

The existing garage block is within the boundaries of a new adjoining development and will therefore require demolition however, a certificate of lawfulness has been granted for the addition of an 80 sq. m garage/gym to be erected within the grounds of Rose Hill House.

Rose Hill House boasts impressive wrap around gardens featuring a plethora of mature trees and wildlife. Birds, squirrels, foxes and even muntjac deer are regular visitors.

A decommissioned swimming pool is located to the rear of the property with a changing room outbuilding.

Services

Mains electricity, water and drainage. Oil fired central heating.





Location

Lickey is a semi-rural village set within the picturesque Lickey Hills. This property is located within the catchment area of Lickey Hills Primary School and offers excellent travel links to Birmingham and Worcester with easy access to the M5 (Junction 4) and M42 (Junction 1). The delightful village of Barnt Green is approximately 1.8 miles away and features local shopping facilities, a popular First School with 'Outstanding' Ofsted Status, two renowned gastropubs and train station. There are many sporting facilities including Lickey Hill Golf Club as well as Blackwell Golf Club, sailing and cricket club within Barnt Green and many other clubs and societies. Lickey itself boasts 'Beacon Hill' - the most famous viewpoint at the Lickey Hills. The hill rises to 297m (975 feet) above sea level, giving expansive views of the surrounding countryside. There's a toposcope in a small "fort" on the top of the hill which points out the direction to notable landscape features you can see from Beacon Hill. On a clear day points in 13 old counties can be seen. The nearby town of Bromsgrove provides a further array of facilities including both public and private schooling across all age groups.



Room Dimensions

Living Room 8.97m (max) x 5.14m (29'5" x 16'10")

Entrance Hall 6.88m (max) x 4.1m (22'6" x 13'5")

Dining Room 3.91m x 5.15m (12'9" x 16'10")

Conservatory 3.09m x 4.25m (10'1" x 13'11")

Kitchen/Diner 5.99m (max) x 5.04m (max) (19'7" x 16'6")

Sun Room 4.57m x 3.2m (14'11" x 10'5")

Utility Room 3.72m x 1.61m (12'2" x 5'3")

Office 3.59m x 4.99m (11'9" x 16'4")

Shower Room 1.57m x 1.77m (5'1" x 5'9")

Bedroom 1 6.07m (max) x 6.31m (19'10" x 20'8")

En Suite 2.56m x 3.73m (max) (8'4" x 12'2")

Bedroom 2 3.93m x 4.52m (12'10" x 14'9")

Bedroom 3 3.93m x 3.46m (12'10" x 11'4")

En Suite 2.32m x 1.49m (7'7" x 4'10")

Bedroom 4 3.13m x 3.44m (10'3" x 11'3")

Bathroom 4.26m x 2.69m (13'11" x 8'9")



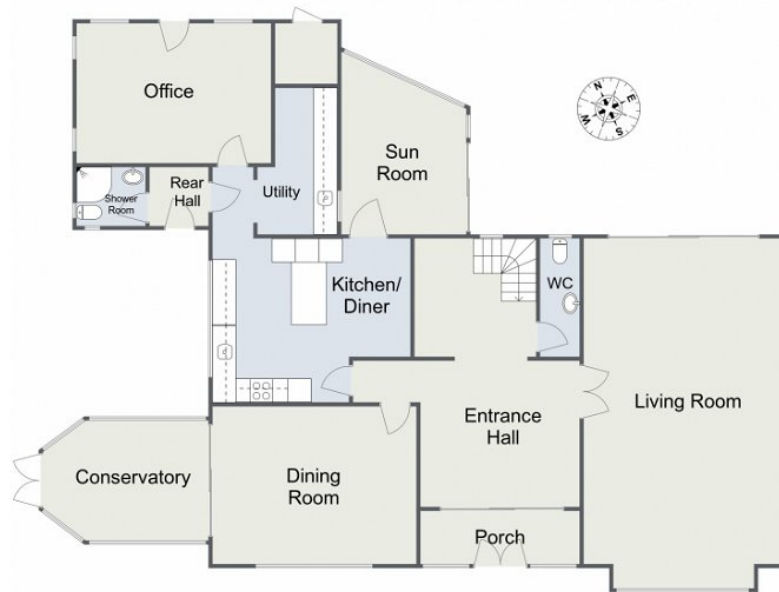
Council Tax Band: G

EPC: F



Warren Lane, Lickey

Ground Floor



First Floor



Total Approximate Area : 311.1 sq. m (3,348.65 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.

