



**arden**
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282 Old Birmingham Road, Lickey, B45 8ES

£675,000

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Description

The accommodation comprises: Entrance hall with original stained glass window and under stairs storage cupboard, sumptuous lounge with built in shelving and wood burning stove and a home office (also with an original stained glass window). At the hub of the home lies a most impressive open plan kitchen/dining/family room, a perfect setting for both everyday cooking, family life and social gatherings. This incredible 60 sq ft room features a striking part-vaulted ceiling, which adds a sense of height and openness, making the space feel even larger with light flooding in overhead from the velux windows and the bi-folding doors. The opulent country style kitchen features a breakfast island, belfast sink, an integrated fridge/freezer, cooker, hob, extractor fan and dishwasher and electric underfloor heating in the newer part of the room. A laundry room and guest WC are located just off the kitchen.

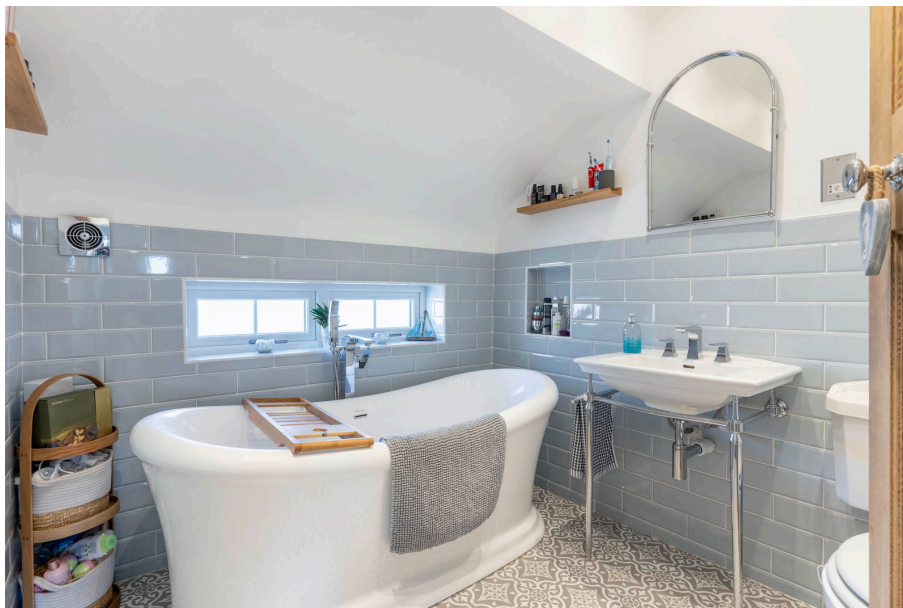
The first floor comprises a sizeable master bedroom with newly fitted built in wardrobes and stunning contemporary en suite shower room, three additional double bedrooms (one with a decorative cast iron fireplace) and a beautiful luxury family bathroom.

Outside

The property boasts a SOUTH EASTERLY landscaped rear garden with paved terrace covered by a wooden pergola, steps down to an immaculate lawn with planted borders and an insulated brick built garden room featuring double glazing, lighting and electric - perfect as an all year round office, gym or hobbies room.

The front of the property has been block paved to provide parking space for a couple of vehicles, screened by hedging.





- Sumptuous Lounge with Wood Burning Stove
- Home Office with Stained Glass Window
- Impressive 60 sq. ft Kitchen/ Dining/Family Room
- Laundry Room and Guest WC
- Master Bedroom with Wardrobes and En Suite
- Three Additional Double Bedrooms
- Beautiful Luxury Family Bathroom
- South Easterly Landscaped Rear Garden
- Brick Built and Insulated Garden Room
- Block Paved Front Driveway



Total Approximate Area (Excluding Garden Room): 165.2 sq. m (1,778.19 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.

