



DM&Co.
YOUR PREMIUM AGENT

LICKY HOUSE
45 TWATLING ROAD
BARNT GREEN
B45 8HS

Nestled within a gated half-acre plot, this exceptional Art Deco six-bedroom residence boasts a striking blend of original 1930s design and contemporary elegance. With five bedrooms, four bathrooms, three reception rooms, and an incredible self-contained one-bedroom annex, this property offers both luxury and versatility for modern family living.

LICKEY HOUSE

This beautifully refurbished Art Deco home, envisioned by Oscar Dutch and built by Higgs & Hill in the 1930s, harmoniously combines its timeless character with modern sophistication. Positioned within a private gated plot of almost half an acre, the property features an inviting main house with five bedrooms and a stunning self-contained one-bedroom annex. The heart of the home is a bright and open-plan living spaces that connect seamlessly to the captivating garden views. Upstairs, the principal suite impresses with a balcony, dressing room, and en-suite, while the remaining bedrooms are generously proportioned, offering a mix of en-suites and shared facilities. Outside, a swimming pool and expansive entertaining spaces ensure this home is perfect for relaxation and hosting guests. A double garage and ample driveway provide secure off-road parking.





Guests are welcomed by a grand reception hallway, highlighted by an sweeping Art Deco staircase ascending to a semi-galleried landing. The lounge is the heart of the home, featuring a unique circular window framing picturesque views of the rear gardens. Adjoining the lounge is a drawing room that leads to a versatile reception room, currently equipped with an infrared sauna but equally suited as a home office or playroom, with patio access.







On the left side, the expansive open-plan living area combines a well-equipped kitchen with dining and seating zones, making it ideal for family gatherings. The kitchen itself is thoughtfully designed with modern appliances and ample work surfaces, accompanied by a functional utility room providing additional storage and laundry facilities. The harmonious layout ensures practicality and an inviting flow throughout.





The semi-galleried landing leads to five beautifully appointed bedrooms, each offering unique features and ample storage. The principal bedroom suite is a true retreat, featuring a spacious dressing room, en-suite shower room, and a private balcony with serene garden views. An adjacent fifth bedroom, also with its own en-suite, could serve as a nursery or additional dressing area.

Two further bedrooms boast en-suite shower rooms, designed with both comfort and privacy in mind, while the final bedroom shares access to the well-appointed family bathroom. Each room has been carefully styled, combining the charm of the property's Art Deco heritage with modern touches, ensuring a perfect blend of character and functionality.







The self contained annex is simply outstanding - spacious, luxurious beautifully finished. This would make a perfect Air B & B opportunity, self contained living for extended family or fabulous additional space for a home based business.

Open plan living, exposed trusses, Italian log burner. a beautiful bedroom luxurious bathroom - with no expense spared to produce a stunning space.





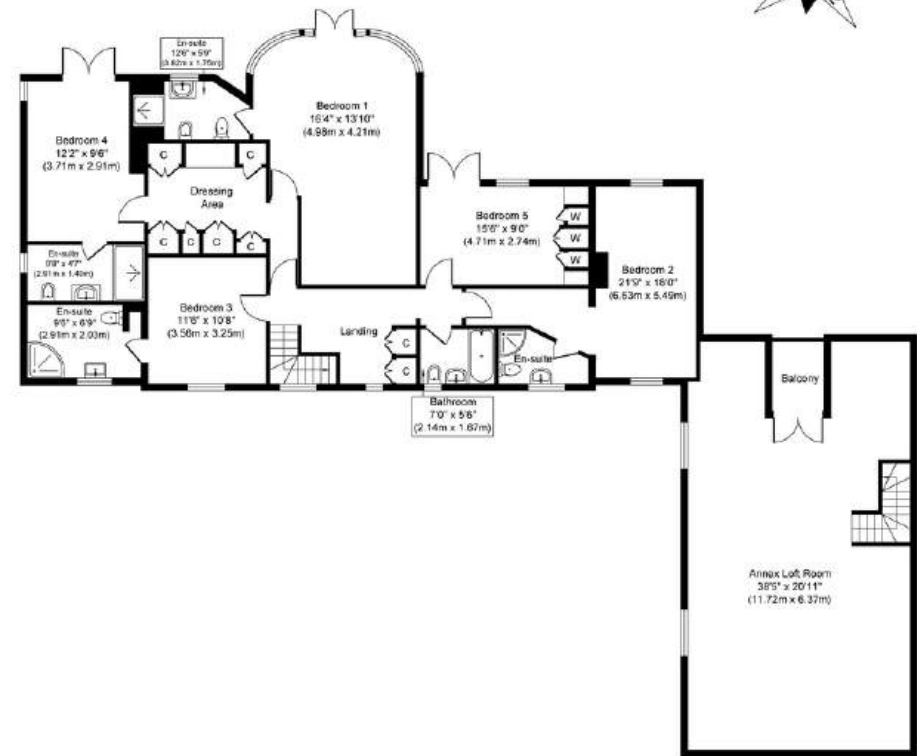
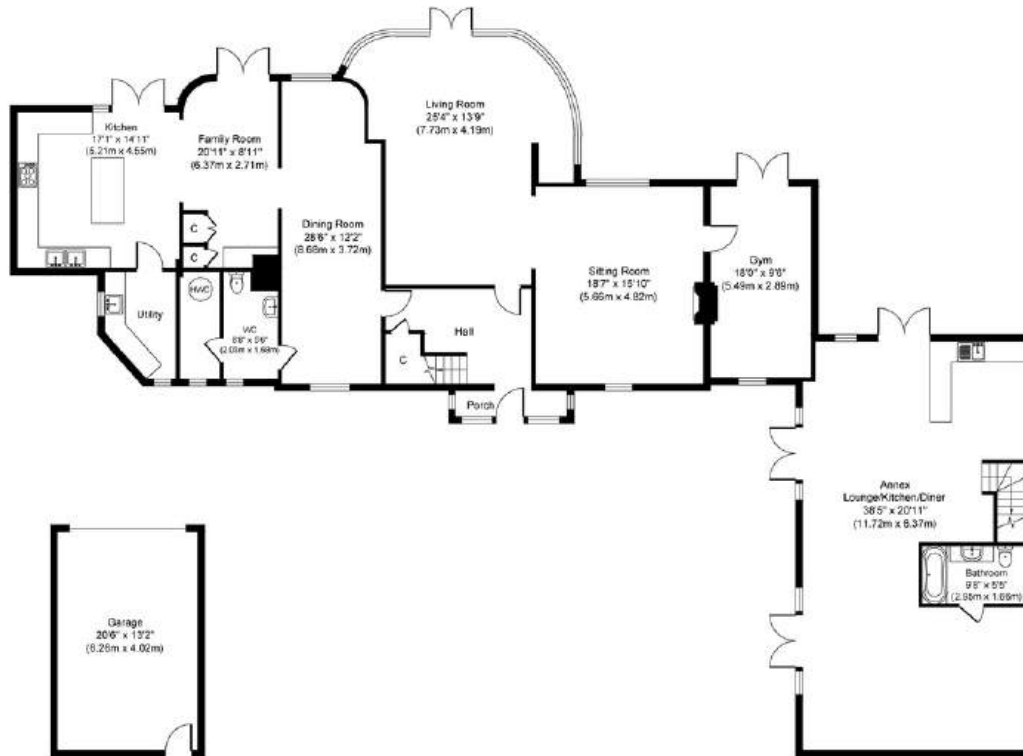
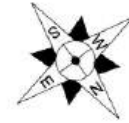




The extensive gardens are a standout feature of this home, offering a private oasis for relaxation and entertainment. The rear garden features ample patio space, perfect for hosting family gatherings or enjoying quiet evenings outdoors. A swimming pool adds a touch of luxury, ideal for warm summer days.

The property is fronted by a spacious, pebbled driveway that provides parking for multiple vehicles, while a double garage offers secure storage. Gates enhance privacy and security, making this a truly secluded haven within its generous half-acre plot.





Garage
Approximate Floor Area
271 sq. ft
(25.16 sq. m)

Ground Floor
Approximate Floor Area
2,648 sq. ft
(246.01 sq. m)

First Floor
Approximate Floor Area
2,323 sq. ft
(215.77 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Gated half-acre plot
- Self-contained one-bedroom annex
- Striking Art Deco Architecture
- Unique circular window in lounge
- Spacious open-plan living area
- Principal suite with balcony
- Swimming pool for summer enjoyment
- Double garage with secure parking

SIZE

Total - 5,242 sq ft

TENURE

Freehold

BROMSGROVE DISTRICT COUNCIL - H

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	4 Mbps	0.5 Mbps
Superfast	71 Mbps	18 Mbps
Ultrafast	1000 Mbps	220 Mbps

Network in the area: OpenReach, EE, Three

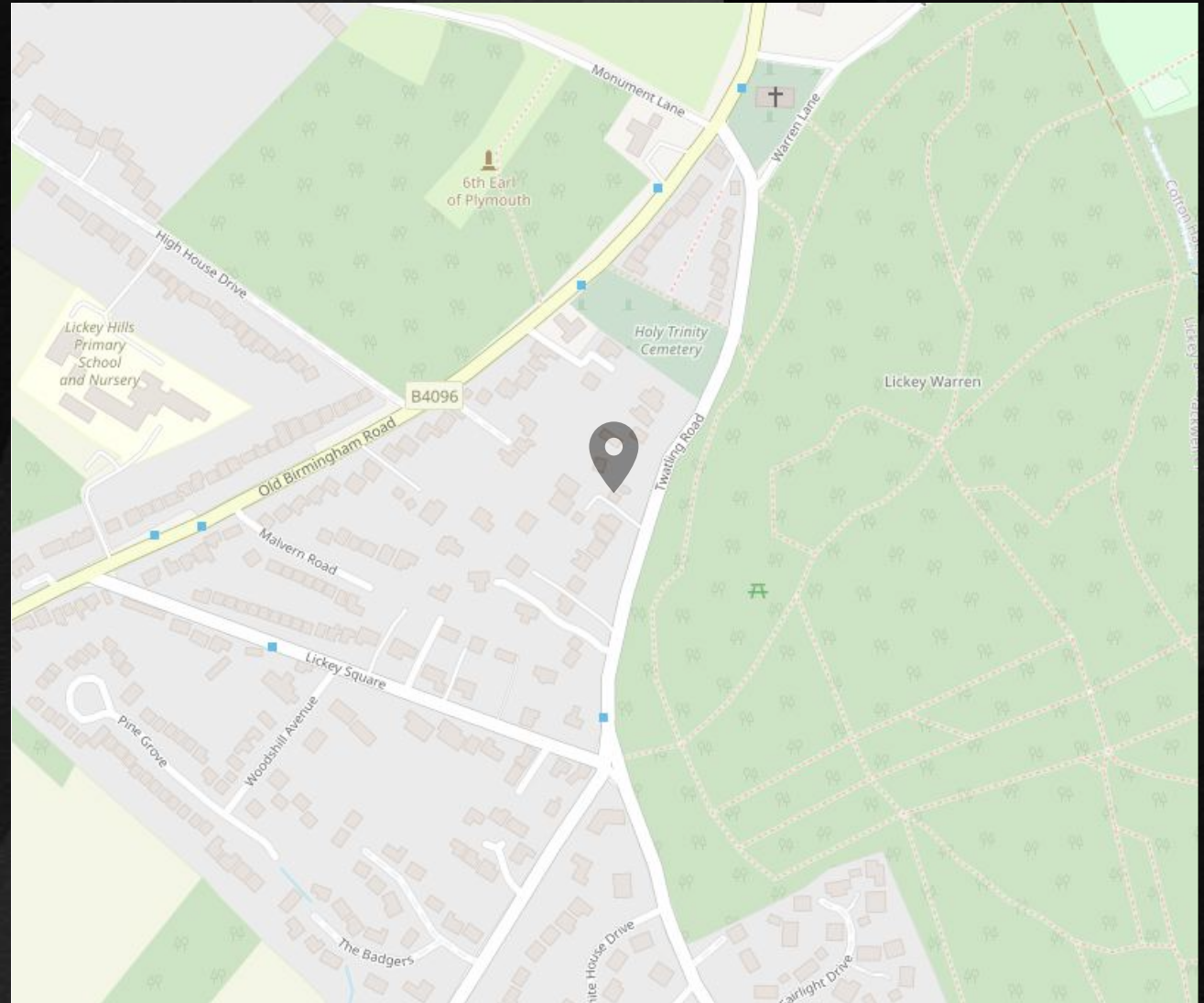
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastropubs, doctor's surgery, two churches, several dentists, St Andrews First School (with 'Outstanding' Ofsted status) and train station. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Barnt Green sailing club and the delightful Lickey Hills are on the doorstep.

There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 11.3 miles away. Further local schooling includes Blackwell Infants School, Lickey End First School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.

DM&Co.

YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk