



16 Malvern Road

Lickey, B45 8EX

Andrew Grant

16 Malvern Road

Lickey, B45 8EX

3 Bedrooms 1 Bathroom 2 Reception Rooms

A beautifully presented link-detached home offering generous living spaces, contemporary finishes and a recently upgraded kitchen and bathroom, ideally located on Malvern Road.

- Elegant link-detached home with well-proportioned interiors.
- Stylishly renovated kitchen and bathroom with modern fittings.
- Attractive rear garden with patio and lawn.
- Private driveway and useful garage space.
- Desirable location close to Lickey amenities, schools and transport links.

This attractive three-bedroom link-detached home on Malvern Road combines comfort, style and practicality. Designed for modern living, it offers spacious rooms, a recently renovated kitchen and bathroom and excellent natural light throughout. The ground floor features an inviting entrance hall, a generous living room, a dining room overlooking the garden, and a contemporary kitchen with a useful utility area and cloakroom. Upstairs are three well-proportioned bedrooms and a modern bathroom finished to a high standard. Outside, a private garden with lawn and patio provides the perfect space for relaxation, while the driveway and garage offer convenient parking and storage. Ideally located in the sought-after area of Lickey, the property is close to local amenities, reputable schools and excellent transport links, an ideal choice for buyers seeking a refined home in a desirable setting.

1300 sq ft (120.8 sq m)





The kitchen

The kitchen has been thoughtfully updated to create a bright and functional space that flows naturally into the dining area. Modern cabinetry provides excellent storage and generous work surfaces, ideal for cooking and preparation. A useful pantry enhances practicality, with convenient access to the cloakroom and utility, while large windows provide natural light and pleasant garden views.





The dining room

The dining room offers a bright and inviting space that connects naturally to the kitchen and garden. Generous glazing fills the room with natural light and provides direct access to the outdoor patio, creating an ideal setting for family meals or entertaining. The layout enhances the sense of openness and complements modern living beautifully.





The living room

The living room offers a generous and inviting space enhanced by a large bay window that fills the room with natural light. A feature fireplace creates an attractive focal point, adding warmth and character. The proportions of the room provide flexibility for various layouts, making it ideal for both relaxation and entertaining.







The entrance hall

The entrance hall provides a welcoming introduction to the home, setting a bright and inviting tone. It connects the main reception rooms and leads towards the kitchen and staircase, offering a practical flow throughout the ground floor. The layout creates a sense of openness and establishes an immediate impression of space and comfort.



The utility and cloakroom

The utility and cloakroom provide valuable additional space for everyday living. The cloakroom is accessed from the hallway adjoining the kitchen, while the utility connects directly to the garage. Together they offer useful work surfaces and storage, creating a practical and well-planned layout for daily use.



The primary bedroom

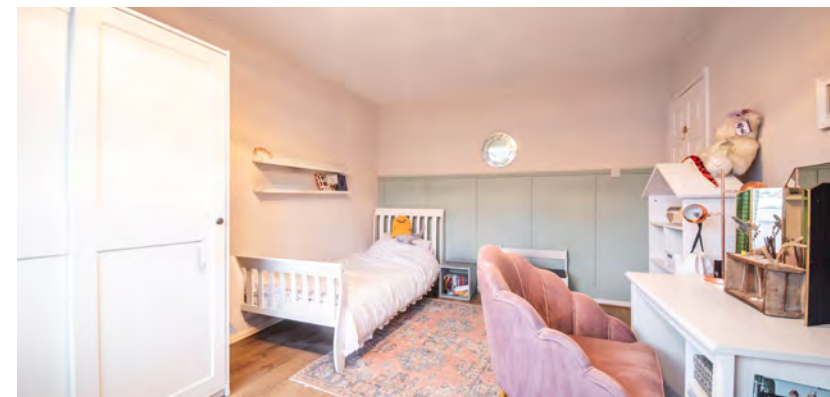
The primary bedroom is a bright and well-proportioned space featuring a wide bay window that fills the room with natural light and offers splendid views of the Malvern Hills. Its generous layout provides ample space for storage and furniture, creating a comfortable retreat that overlooks the front of the property and offers a calm setting for rest and relaxation.





The second bedroom

The second bedroom is a bright and well-proportioned space overlooking the front of the property. A large window allows plenty of natural light, enhancing the sense of openness. The room offers excellent versatility, suitable for use as a guest bedroom, child's room or study, providing comfort and practicality for modern family living.





The third bedroom

The third bedroom enjoys a pleasant outlook to the rear and is filled with natural light from a wide window. Offering flexibility for a range of uses, it serves equally well as a guest room, home office or study. Its proportions and position make it a practical and comfortable space within the home.



The bathroom

The bathroom has been updated with a contemporary suite featuring both a bath and a separate shower enclosure. Modern tiling and fittings create a clean and stylish finish, while two windows allow for excellent natural light and ventilation. The layout provides a practical and comfortable space designed for everyday convenience.





The rear garden

The rear garden provides an inviting outdoor space with a level lawn bordered by fencing and mature planting. A raised patio area offers an ideal setting for outdoor dining and entertaining, while steps lead down to the main garden. The setting provides privacy and a pleasant outlook, perfect for relaxation and family enjoyment.





The terrace

The terrace provides an elevated position overlooking the garden, creating an excellent space for outdoor relaxation and dining. It is easily accessed from the dining room through double doors, offering a natural extension of the living space. Enclosed with railings and surrounded by planting, it provides privacy and a pleasant setting for entertaining.





The driveway and parking

The property is approached via a block-paved driveway providing ample off-road parking and access to the garage. The garage offers useful storage and internal access to the house, enhancing convenience. A mature hedge borders the frontage, offering privacy from the road and creating an attractive approach to the home.

Location

16 Malvern Road sits in the desirable area of Lickey, known for its welcoming community and convenient access to local amenities. The setting offers a perfect balance of peaceful surroundings and excellent connections, appealing to families and professionals alike.

Nearby, residents can enjoy a range of shops, cafés and leisure facilities, while the beautiful Lickey Hills Country Park provides woodland walks, scenic trails and open green space for outdoor recreation.

The area is well served by highly regarded schools, making it particularly attractive to families seeking quality education close to home.

Lickey also benefits from strong transport links, with easy access to Bromsgrove, Birmingham and Worcester via the M5 and M42, and rail connections from Barnt Green and Bromsgrove stations offering direct routes to major destinations.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band E.



Malvern Road

Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 (Including Garage / Storage)
 First Floor = 48.9 sq m / 526 sq ft
 Total = 120.8 sq m / 1300 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

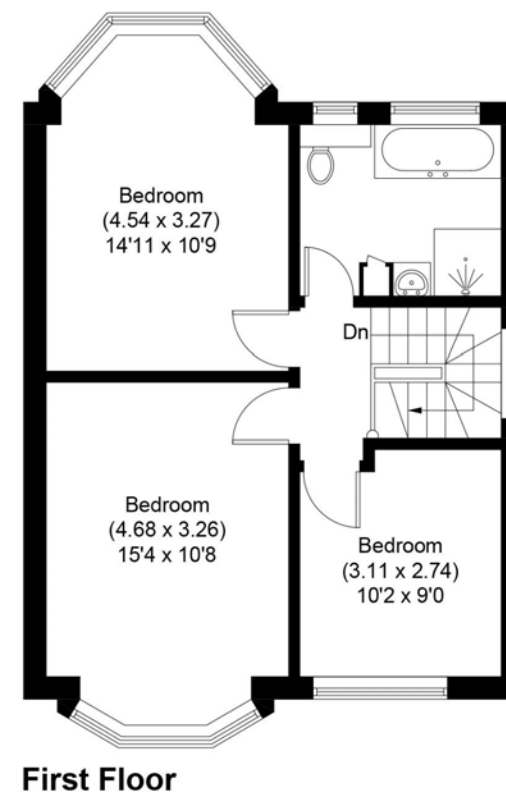
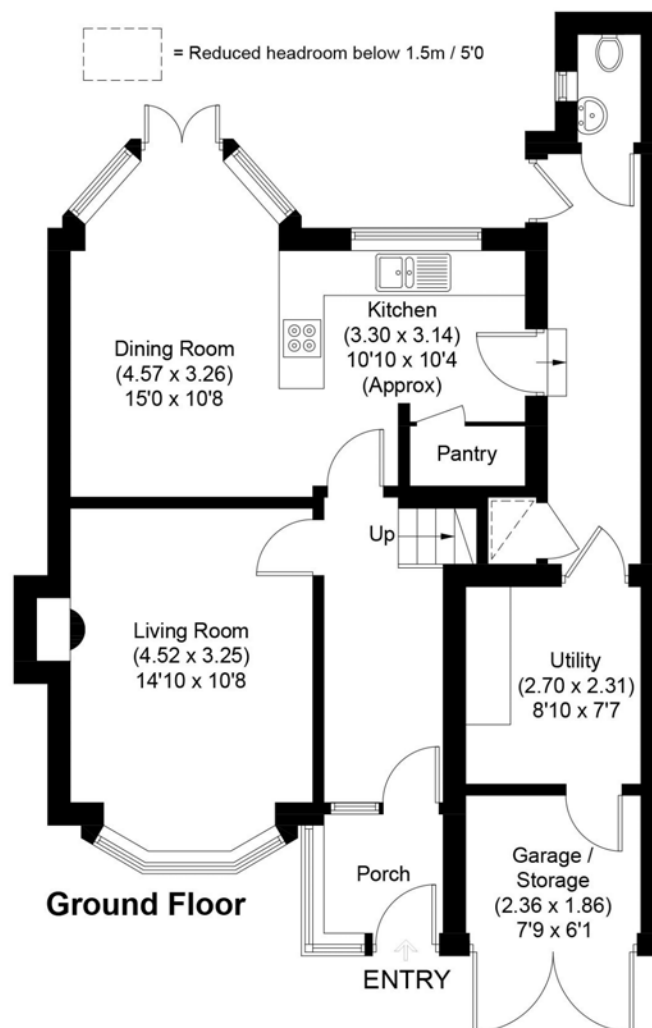


Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com