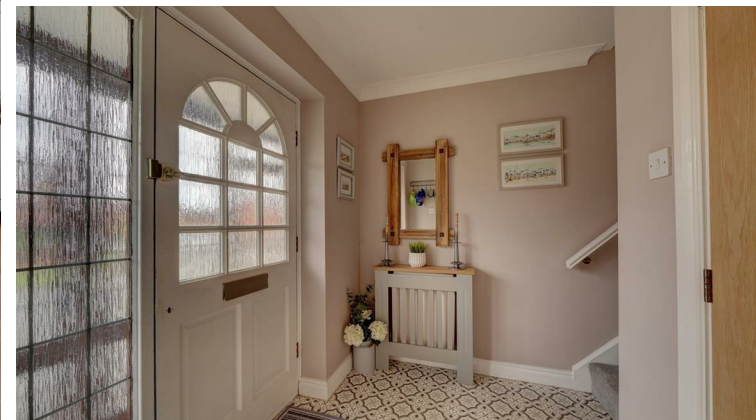




51 Meadowvale Road, Lickey End, Bromsgrove, B60 1JY

BERRIMAN
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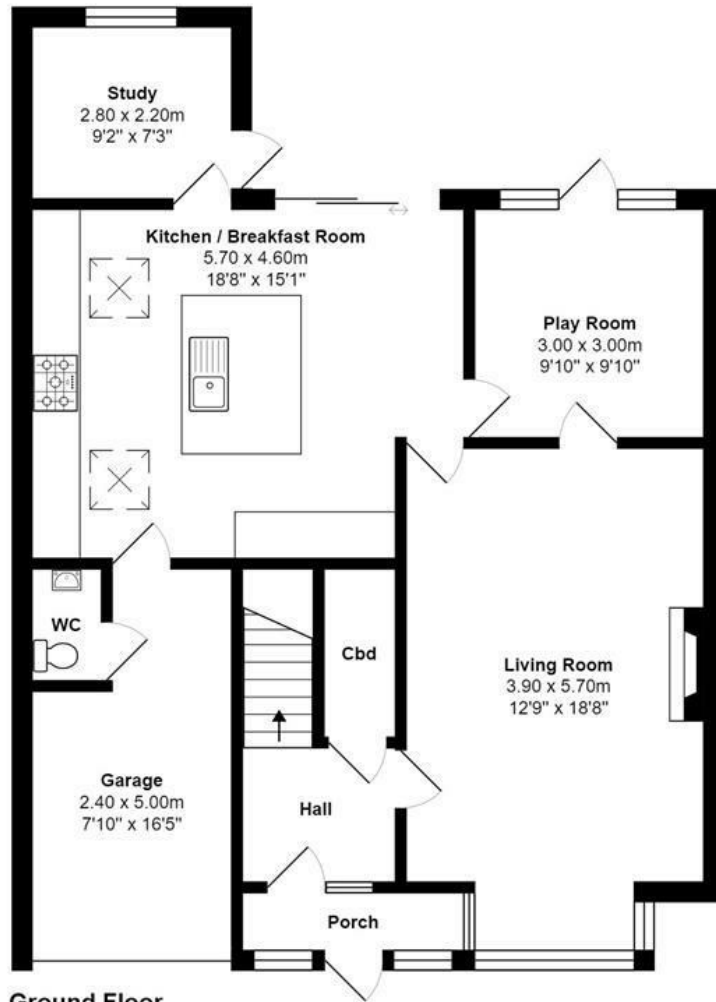




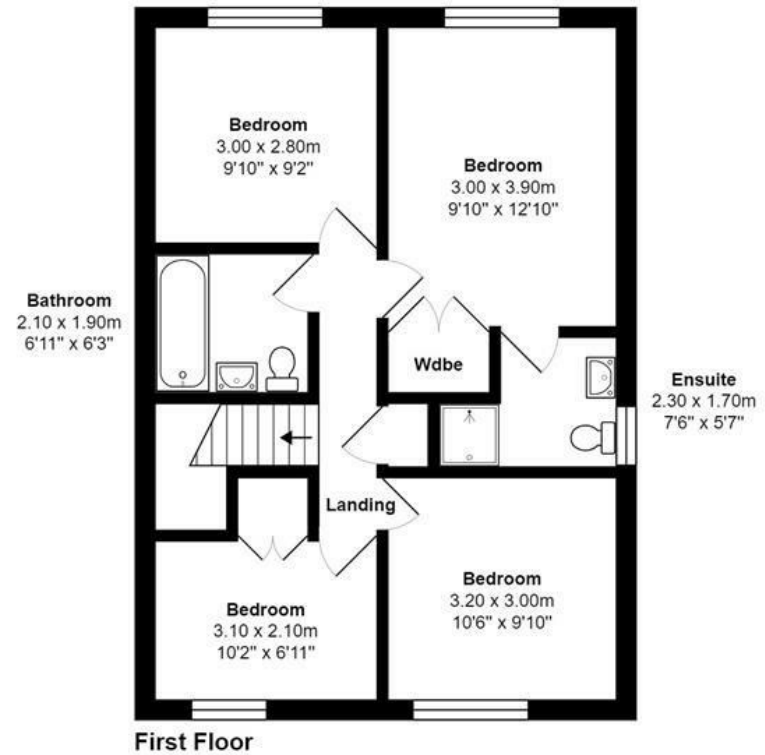
51 Meadowvale Road, Lickey End, Bromsgrove, B60 1JY

On a much sought after development this extended four bedroom detached property with flexible living space offers fabulous family accommodation featuring a stylish open plan kitchen/diner.

51, Meadowvale Road, Lickey End, B60 1JY



Ground Floor



First Floor

Total Approx Area: 128.0 m² ... 1378 ft² (excluding garage, porch, wc)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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

LOCATION

Lickey End is only 2 miles from Bromsgrove and Barnt Green and their train stations, with good schools and leisure opportunities. Birmingham and the airport are also within easy reach. It is a perfect location for the commuter. within Lickey End, a well sought-after area, north of the market town of Bromsgrove. The property is just 2.5 miles from the ever-popular Lickey Hills Country Park, which is one of the areas most varied and treasured parks, covering 524 acres. Motorway networks and rail facilities are also found in close proximity to the premises, making this a perfect spot for a family to reside. The local schools of Lickey are particularly sought after by families with young children. Within walking distance is the popular local primary school Lickey End First School whose latest Ofsted rating Jan 2024 was good.

The popular North Worcestershire villages of Blackwell and Barnt Green are a short drive away adding to the mix of services that may be found within the vicinity, including village shopping. Bromsgrove itself is well served with a recently improved pedestrian high street, supermarkets, professional services, and a wide mix of eating establishments. Destination gastro pubs may be found on the outskirts of Bromsgrove and the town is well placed for country walks and rural recreation.

Mileages

Bromsgrove town centre 1.0 mile

M42 J1 0.4 miles

M5 J4 2.1 miles

Bromsgrove Railway Station 2.6 miles

Barnt Green Railway Station 2.5 miles

Birmingham city centre miles 15 miles

Worcester 20 miles

All mileages are approximate

DESCRIPTION

Situated on this much sought after development within walking distance of the local, popular primary school, this good sized family home boasts a generous sitting room, formal dining room, large open plan kitchen/ breakfast room which was refitted at the end of 2022 and separate home office. Upstairs there are four excellent bedrooms, an en-suite to the master and a family bathroom. Pleasant gardens to both the front and rear and a single garage. A lovely family home ideally situated for young families with good access for the commuter.

The house is set back behind a double width driveway with lawned garden to side. An enclosed porch opens to the reception hall with walk in cloakroom and a door to the generous ft sitting room with walk in bay window to the front aspect, a charming log burning stove on a slate hearth with wood mantle over (fitted in 2022) as the main focal point. Doors lead to both the kitchen and dining room.

At the heart of the home the kitchen with part vaulted ceiling was enlarged by building into the original tandem garage which has created a perfect space for entertaining. Refitted in October 2022 with a range of navy-blue handle-less cabinets which include a pull-out larder, built around an induction hob with five rings and double oven with deep pan drawers storage beneath. There is a built-in fridge freezer and dishwasher and contemporary display cabinets with wine fridge. These are all set off by the stunning acrylic splashback which showcases the whole kitchen. Centrally, an island with sink has an overhang creating an area for casual dining, whilst there is space for a large table and chairs in the breakfast area and doors opening to the garden.

The adjoining formal dining room is currently used as a children's playroom and this also opens into the garden. Off the kitchen there is a separate home office with door into the garden. As an alternative, this would also make a perfect laundry room. A door off the kitchen leads into the garage where a guest cloakroom has been created.

Upstairs there are three double bedrooms and a large single bedroom. The Master bedroom features an ensuite shower room and built in wardrobe. The Family bathroom has a contemporary white suite with shower over the bath.

OUTSIDE

There is a single garage with up and over door to the front, plumbing for an automatic washing machine and large understairs storage area.

The garden is laid mainly to lawn with established border to the side, mature trees provide screening and privacy. A paved patio area immediately adjacent to the house creates a lovely area capturing the afternoon sun for al fresco dining. There is gated side access returning to the front of the property.

Find and navigate to the exact location of this property by searching its 3 word address /// tins.corn.curving? using the <https://what3words.com/products/what3words-app/>

Agents note. In accordance with the relevant legislation, it is hereby disclosed that the seller of this property is a relative of an employee of Berriman Eaton Ltd.

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – Bromsgrove

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows 3 of the 4 main providers are likely to cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

£475,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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