



25 School Lane, Lickey End, Bromsgrove, B60 1JG

BERRIMAN  
EATON

## Delightful family home with contemporary interiors in much sought after location.

£330,000

### 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. In addition to the primary school Lickey End provides the local residents with a convenience store, hairdressing salon, barbers, social club and the nearby recreation ground.

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.





### MILAGES

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 2.7 miles  
 Birmingham city centre miles 15 miles  
 Worcester city centre 16 miles

### DESCRIPTION

A stylish and much improved family home situated in the heart of the much sought after Lickey End suburb of Bromsgrove. Featuring a contemporary open plan kitchen/diner with doors opening to garden which was finished in 2022

Offering good sized family accommodation with

### ACCOMMODATION

The property is set back behind a block paved driveway with parking to both the front and side of the house. The driveway to the side shares access with the neighbouring property.

Steps lead to the Entrance Porch which in turn opens to the Reception Hall with two useful storage cupboards and a guest cloakroom.

To the front of the house the pleasant sitting room features a log burning stove on with a slate hearth with built in shelving to the side.

At the heart of the house is a stylish open plan kitchen diner fitted with a range of pale grey cabinets and white worktops, which include a built in Hoover oven, Indesit induction hob and extractor, hotpoint washing machine, Indesit dishwasher and built in fridge freezer, there is also a hot water tap and stainless steel sink and drainer. The breakfast bar has an overhang for casual dining and there is pace for a family table and chairs in the dining area. A feature media wall has space for a large TV and display shelving . Double doors open into the garden.

Upstairs there are three good sized bedrooms and a family bathroom. The recently decorated Master Bedroom has attractive panelling to one wall and built in wardrobes. A family bathroom has a white suite, the panelled bath has a shower over.

### OUTSIDE

There is a block paved patio immediately adjacent to the house with the remainder of the garden laid with artificial turf for ease of maintenance.

The single garage is currently used as an additional room but could easily be reverted back to a garage if so required. Prospective purchasers, please note that building regulations have not been obtained to support its current use as a hairdressing salon .

### SERVICES

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

COUNCIL TAX BAND C – Bromsgrove

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

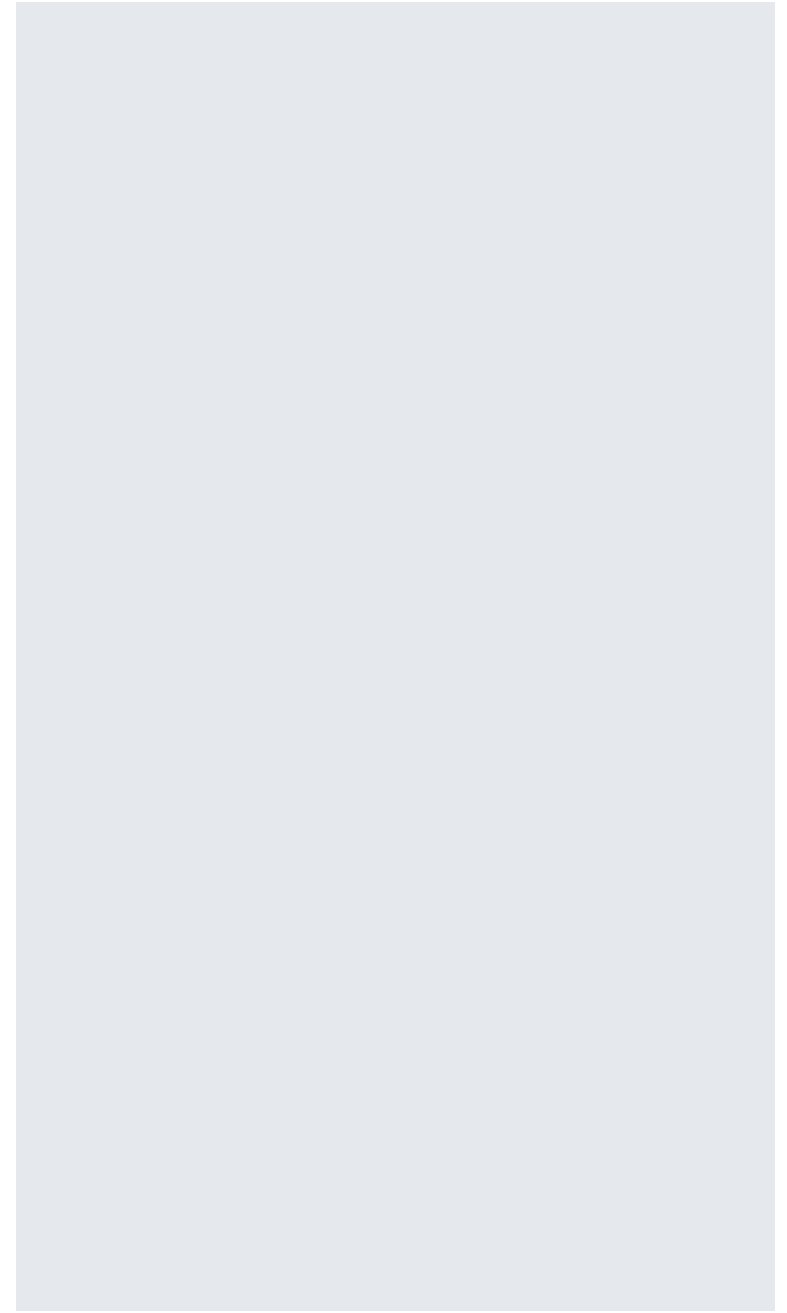
The property is FREEHOLD.

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

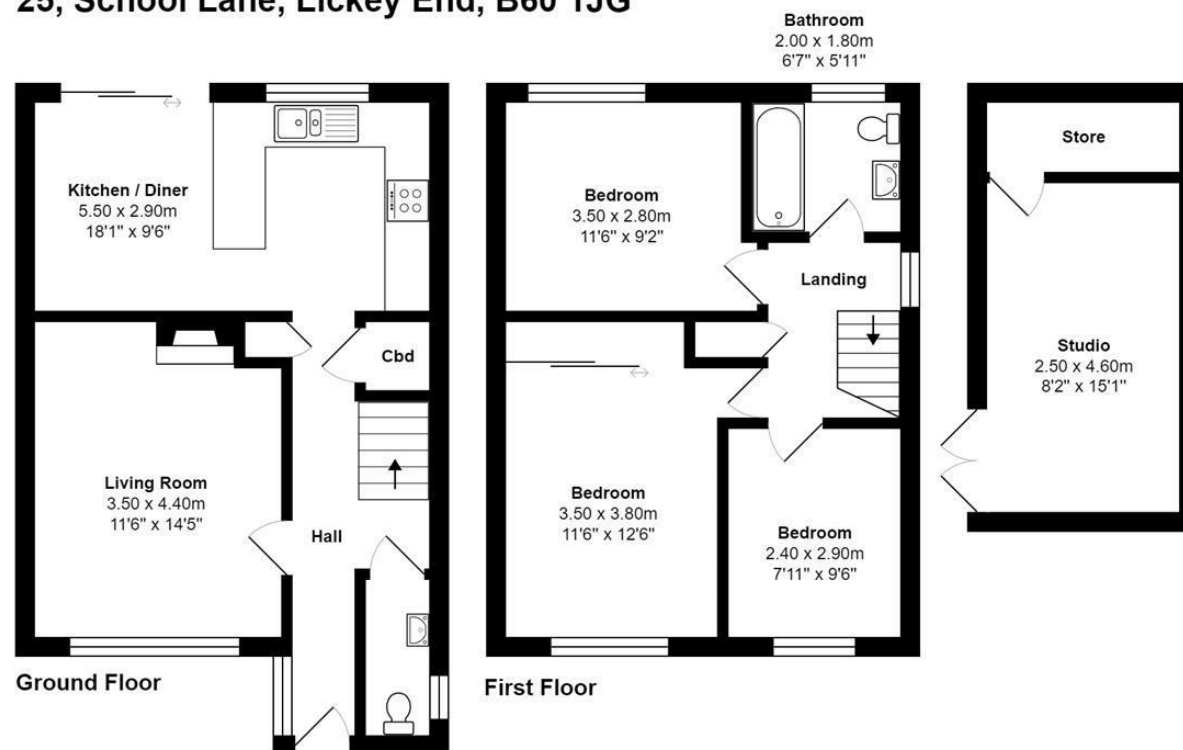
Mobile – Ofcom checker shows 3 of the 4 main providers have likely coverage indoor and all 4 have likely coverage outdoor.

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





## 25, School Lane, Lickey End, B60 1JG



Total Approx Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup> (excluding store, studio)

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.

EPC: C

In order to view this property or if you are considering selling, contact us on:

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E: [worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

W: [www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Or visit us at: The Churchill Suite, Churchill And Blakedown Golf, Churchill Lane, Churchill, Worcestershire, DY10 3NB

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