

9 Hill Rise View

Lickey End,
Bromsgrove, B60 1GA

Grow
SALES + LETTINGS

Offers in Excess of £350,000

- **Detached House**
- **3 / 4 Bedrooms**
- **Family Bathroom**
- **En Suite and Downstairs WC**
- **Garage and Car Port**
- **Lounge and Dining Room**
- **Conservatory**
- **Spacious Garden**



Welcome to this charming 3 / 4 bedroom detached house, located in the sought-after area of Bromsgrove. This lovely property offers a comfortable and spacious living environment for you and your family.

- Bathroom, Ensuite, and Downstairs WC: Enjoy the convenience of multiple bathrooms, allowing everyone to have their own space.
- Garage and Carport: Ample room for parking and storage.
- Lounge and Dining Room: Relax and entertain in these inviting and spacious areas.
- Conservatory: A bright and airy space to enjoy the beauty of your surroundings.

The property was originally built as a 4 bedroom home, the current owners elected to have a dual room main bedroom. With its well-designed layout and numerous amenities, it's perfect for those seeking a cozy and family-friendly home.

Both Bromsgrove and Barnt Green have accessible train stations that run regularly to both Birmingham and Worcester.



Phone: 01352 250 223, Email: amy@growproperty.co.uk

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Front

Set back from the road with a front garden laid to lawn, ample off road parking with a car port and access to a garage accessed via an up and over door, access to the rear garden via a timber gate. Paved pathway leading to a door with opens to the Entrance Hallway

Entrance Hallway

Doors to Kitchen, Dining Room, Downstairs WC and Lounge, Wall mounted radiator, stairs to first floor

Kitchen 10' 0" x 8' 7" (3.05m x 2.61m)

A range of fitted wall, drawer and base units, worktop with inset hob and separate built in eye level double over, PVC sink unit with mixer tap, tiled splashbacks Integrated washing machine, fridge and dishwasher Double glazed window to the front aspect

Dining Room 13' 1" x 8' 11" (3.98m x 2.72m)

Double glazed boxed bay window to front aspect, wall mounted radiator

Downstairs WC 9' 6" x 5' 10" (2.89m x 1.78m)

A suite comprising a pedestal wash hand basin and low level WC, tiled splashbacks, obscured double glazed window to side aspect

Lounge 18' 0" x 12' 8" (5.48m x 3.86m)

Double glazed window overlooking the rear garden, Timber double glazed door to Conservatory, wall mounted radiator, brick built feature fireplace

Conservatory 10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed french doors opening to the rear garden, Timber framed double glazed windows to sides and rear, door to garage, tiled floor

First Floor Landing

Doors to Bedrooms and Bathroom, access to roof space, wall mounted radiator

Bedroom Two 12' 11" x 8' 5" (3.93m x 2.56m)

Double glazed box bay window overlooking the front, wall mounted radiator

Bedroom Three 9' 11" x 9' 4" (3.02m x 2.84m)

Double glazed window overlooking the front, wall mounted radiator

Bedroom One 18' 2" x 9' 10" (5.53m x 2.99m)

Potential to be split into 2 bedrooms with two double glazed windows to front aspects, a range of fitted wardrobes and drawers, wall mounted radiator, door to En-suite



En-suite 8' 3" x 2' 11" (2.51m x 0.89m)

A walk in shower cubical with electric power shower, wall mounted wash hand basin and low level WC. Part tiled walls, obscure double glazed window to side aspect, wall mounted radiator

Family Bathroom 6' 7" x 6' 3" (2.01m x 1.90m)

A suite comprising a corner bath, pedestal wash hand basin and close coupled WC, wall mounted towel radiator, obscure double glazed window to side aspect, part tiled walls

Garage 18' 0" x 8' 7" (5.48m x 2.61m)

Accessed to the front via an up and over door with power points and lights, integral door to the Conservatory

Rear Garden

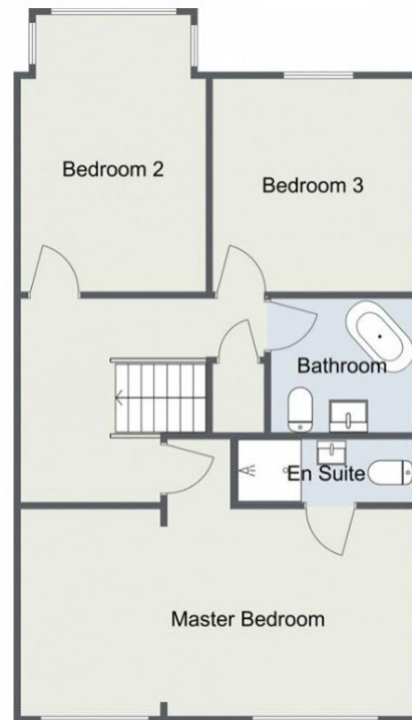
A beautiful and private rear garden laid mostly to lawn with timber fencing surround, mature flower beds and a decorative patio area and access to the front via a timber gate



FLOORPLAN



Ground Floor



First Floor

Location

Lickey End is perfectly positioned between Barnt Green and Bromsgrove, located at the bottom of the Lickey Hills. This beautiful family home is conveniently situated near the M5 and M42 motorways and within walking distance of Lickey End First School, and within the catchment of North Bromsgrove High school, Catshill First School and Parkside Middle School plus access to local shops, and local amenities

Viewings are strictly by appointment only, please call Grow Property on 01352 250 223, or email amy@growproperty.co.uk or whatsapp 07821 661 775 to arrange a viewing

