



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

16 Malvern Road, Lickey, Birmingham. B45 8EX

Offers Over £400,000

3 1 1



A well presented three bedroom link-detached family home, situated along a quiet no through road, within the sought after area of Lickey.

Accommodation comprises: Porch, Entrance Hall, Living Room, open plan Kitchen/Diner, Lean-To, downstairs Cloakroom, Utility Room and Store. On the first floor: Three Bedrooms and a Family Bathroom.

Outside: The property benefits from a driveway to the front and to the rear is a two tiered private garden, as well as a spacious patio and lawned garden.

Location: The property is located in the popular area of Lickey, within a short walk of the highly regarded Lickey Hills primary school as well as wonderful country walks over the Lickey Hills Country Park. The location is ideal for access to motorway links via the M5 and M42 and is also a short distance from the larger village of Barnt Green, providing further amenities and train station.

Kitchen/Dining Room - 4.48m x 6.13m (14'8" x 20'1")

Living Room - 4.49m x 3.26m (14'8" x 10'8")

Utility Room - 2.74m x 2.34m (8'11" x 7'8")

Store - 1.84m x 2.34m (6'0" x 7'8")

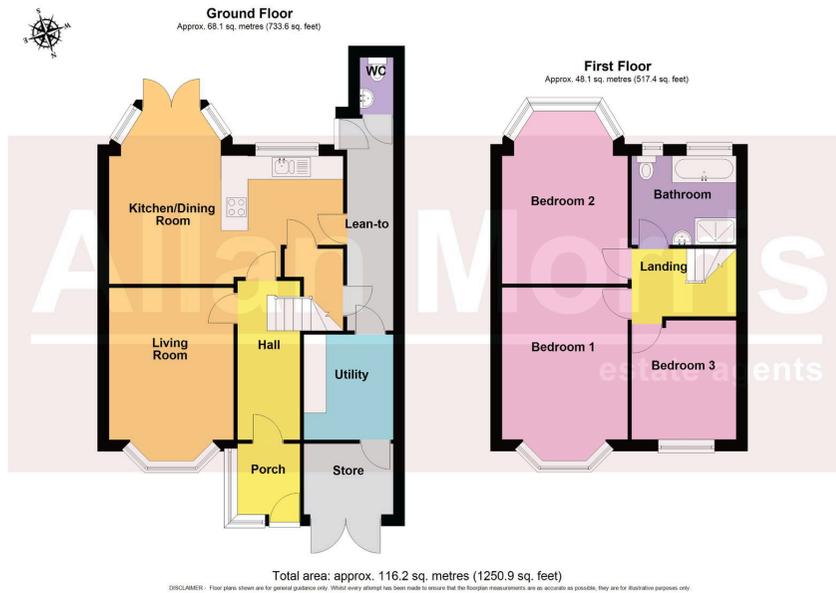
Bedroom 1 - 4.48m x 3.29m (14'8" x 10'9")

Bedroom 2 - 4.48m x 3.29m (14'8" x 10'9")

Bedroom 3 - 3.1m x 2.74m (10'2" x 8'11")

Bathroom - 2.32m x 2.74m (7'7" x 8'11")





- Link-detached family home
- 3 Bedrooms
- Open plan Kitchen/Diner
- Private driveway
- Enclosed rear garden
- Far reaching views
- Popular school catchment
- Easy access for commuters
- Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	