

**25 High House  
Drive**

LICKEY

**£599,950**









## Three Bedroom Detached House

### Description.

An impressive detached home boasting contemporary accommodation, a magnificent bedroom balcony enjoying far reaching views and a stunning south westerly rear garden. The property is tucked away on a quiet private road in prime location for Lickey Hills Primary and Nursery School and the renowned 524 acre Lickey Hills Country Park.

The accommodation comprises: Enclosed porch, entrance hall with under stairs storage cupboard, living room with electric wall mounted fire and bi-folding doors onto the garden, dining room with window shutters and a modern breakfast kitchen including a range of NEFF integrated appliances and space for an American fridge freezer, washing machine and dryer.

The first floor offers a master bedroom with access to a superb decked balcony - large enough to seat a number of people and enjoying magnificent far reaching views, second double bedroom, good sized single bedroom and bathroom equipped with a jacuzzi bath.





Externally, the property boasts a stunning south westerly rear garden which has been beautifully landscaped to enjoy a tiled al fresco dining area and steps leading down to a sizeable lawn with planted borders and a range of mature trees. A further 'hidden' area of the garden towards the bottom incorporates a private seating area with pergola as well as a large shed. Parking includes a block paved driveway at the front suitable for several vehicles.

Location: High House Drive is a private road situated in the village of Lickey, set within the picturesque Lickey Hills. The property is located within the catchment area of Lickey Primary School and offers excellent travel links to Birmingham and Worcester with easy access to the M5 (Junction 4) and M42 (Junction 1). The delightful village of Barnt Green is approximately 1.7 miles away and features local shopping facilities, doctor's surgery, two churches, dentist, local school and train station. There are many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies.





## Room Dimensions.

Living Room: 18' 11" x 12' 3" (5.79m x 3.75m)

Dining Room: 12' 4" (into bay) x 9' 9" (3.77m x 2.98m)

Breakfast Kitchen: 21' 7" (max) x 11' 9" (max) (6.60m x 3.59m)

Stairs To First Floor Landing

Bedroom One: 13' 6" (into bay) x 12' 4" (4.12m x 3.77m)

Bedroom Two: 13' 0" (into bay) x 9' 10" (3.97m x 3.01m)

WC 2' 11" x 6' 4" (0.90m x 1.94m)

Bedroom Three: 7' 2" x 12' 4" (max) (2.20m x 3.77m)

Bathroom: 6' 4" (max) x 9' 8" (1.95m x 2.95m)





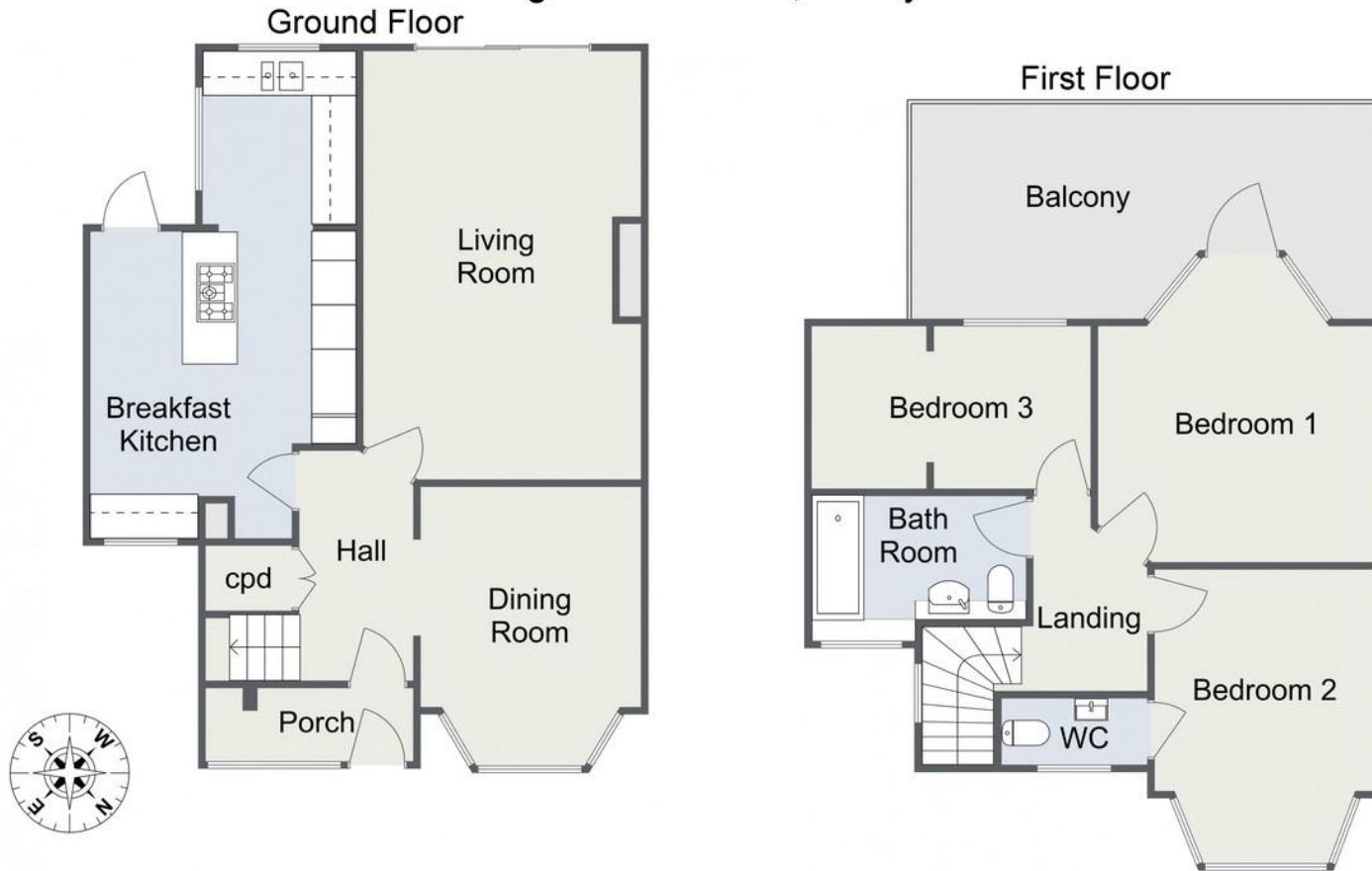








# High House Drive, Lickey



Total Approximate Area (Excluding Balcony): 110 sq. m (1,184.03 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

Alternatively, you can scan below to view all of the details of this property online.



67 Hewell Road  
Barnt Green  
Birmingham  
West Midlands  
B45 8NL