



Abbey Mount

44 HIGH HOUSE DRIVE
LICKEY

£1,100,000





Superb Five Bedroom Detached House

Description.

An elegant detached home boasting an impressive 3,158 sq. ft of accommodation including three reception rooms, open plan kitchen/diner, five double bedrooms and a magnificent rear garden. This rare gem 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.

Flooded with plenty of natural light, the accommodation comprises: Enclosed double glazed porch, grand entrance hall with central staircase, cloaks cupboard and guest WC, an immense 38 sq. m (409 sq. ft) sitting room with a living flame gas fire and two sets of french doors on to the garden, generous reception room (currently utilised as an office) and a sunny south westerly sitting room. The open plan kitchen/diner enjoys quartz worktops, dining space for a team of guests (perfect for both entertaining and family life) and an integrated fridge/freezer, microwave, Britannia range cooker, extractor fan and dishwasher. A laundry room/storage area is accessed from the hall and includes a washing machine and tumble dryer.

The first floor offers a stunning gallery landing providing access to a superb master bedroom with views over the garden and en suite bathroom (with underfloor heating), four further double bed rooms and family bathroom (also with underfloor heating). All front facing first floor rooms enjoy a spectacular glimpse of the Malvern Hills.



One of the many notable features of the property is the beautiful rear garden which comprises a block paved patio with attractive pond and steps ascending to a sizeable lawn and woodland area. Parking includes a driveway suitable for multiple vehicles as well as a car port to the side of the property.

The property also benefits from photovoltaic solar panels which are used for electricity generation earning approximately £2,000 per annum.

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.

Sitting Room: 14' 4" x 13' 4" (4.37m x 4.07m)

Office: 14' 4" x 9' 8" (max) (4.37m x 2.95m)

Living Room: 26' 5" x 15' 5" (8.06m x 4.70m)

Kitchen: 13' 6" x 15' 6" (4.13m x 4.73m)

Dining Area: 18' 2" x 7' 6" (5.54m x 2.30m)

WC 5' 11" x 8' 11" (1.81m x 2.73m)

Stairs To First Floor Landing

Bedroom One: 20' 2" x 15' 5" (6.16m x 4.70m)

En Suite: 5' 8" x 11' 3" (1.75m x 3.44m)

Bedroom Two: 16' 9" x 13' 3" (5.13m x 4.05m)

Bedroom Three: 16' 4" x 15' 3" (4.98m x 4.66m)

Bedroom Four: 11' 5" x 13' 3" (3.49m x 4.06m)

Bedroom Five: 11' 9" x 10' 4" (3.60m x 3.17m)

Bathroom: 5' 4" x 13' 3" (max) (1.63m x 4.05m)







High House Drive, Lickey

EPC: C

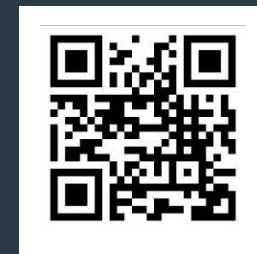
COUNCIL TAX BAND: G

TENURE: Freehold

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

0121 447 8300

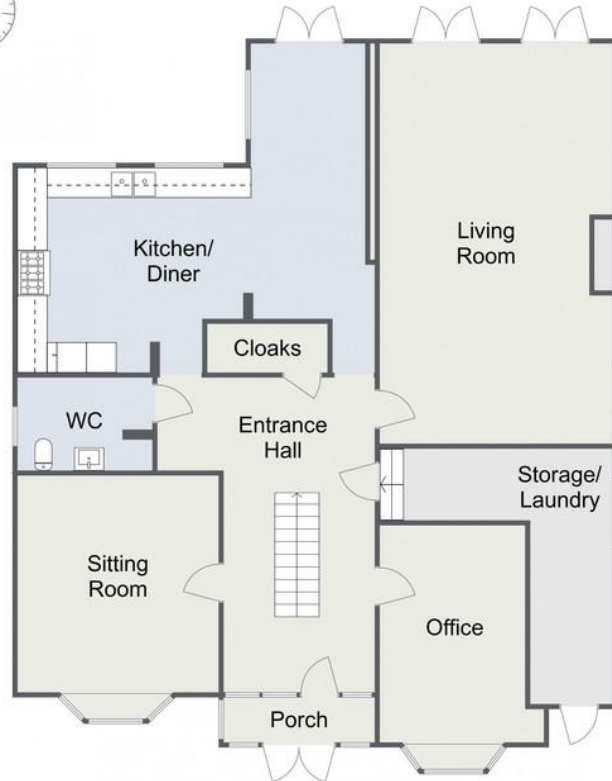
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Alternatively, you can scan below to view all
of the details of this property online.



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67 Hewell Road
Barnt Green
Birmingham
West Midlands
B45 8NL



Ground Floor



First Floor



Car Port

Total Approximate Area (Excluding Car Port): 293.4 sq. m (3,158.13 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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