



314 Old
Birmingham
Road

LICKEY

£575,000



Four Bedroom, Three Storey Detached House

Description.

A stunning four bedroom, three storey modern home boasting a superb open plan kitchen/dining/family room, generous south easterly rear garden, gated driveway and garage, conveniently located for Lickey Hills Primary/Nursery School and the renowned 524 acre Lickey Hills Country Park.

Beautifully modernised by the current owners, the accommodation comprises: Spacious enclosed porch, entrance hall with under stairs storage cupboard and quarry tiled floor, office, sizeable living room with wood burning stove, adjoining play room and an impressive open plan kitchen/dining/family room with breakfast island, quartz worktops and bi-folding doors onto the patio. A useful utility room and guest cloakroom lie adjacent the kitchen.

The first floor features a master bedroom complete with fitted wardrobes, french doors onto a juliet balcony and en suite shower room, a second double bedroom with fitted wardrobes, single bedroom with open storage cupboard and a contemporary family bathroom.

The second floor loft conversion provides another double bedroom space with velux windows and access to eaves storage.

Externally, the property boasts an attractive landscaped rear garden which benefits from a south easterly aspect with patio dining area, steps descending to a substantial lawn and a decked seating area with pergola. At the front, parking includes a gated driveway suitable for several vehicles as well as a garage.



Room Dimensions.

Living Room: 13' 9" x 10' 9" (4.21m x 3.30m)

Play Room: 10' 11" x 10' 11" (3.33m x 3.34m)

Kitchen: 20' 6" x 12' 1" (6.25m x 3.69m)

Dining Area: 9' 6" x 10' 11" (2.90m x 3.34m)

Office: 13' 8" x 7' 2" (max) (4.17m x 2.19m)

Utility Room: 7' 3" x 5' 4" (2.22m x 1.65m)

Garage: 16' 4" x 10' 7" (max) (5.00m x 3.24m)

Stairs To First Floor Landing

Bedroom One: 9' 7" x 17' 0" (2.93m x 5.19m)

En Suite: 4' 11" x 6' 10" (into shower) (1.51m x 2.09m)

Bedroom Two: 13' 8" x 10' 9" (4.19m x 3.28m)

Bedroom Three: 10' 3" (max) x 5' 10" (max) (3.14m x 1.79m)

Bathroom: 5' 10" x 10' 8" (1.80m x 3.27m)

Stairs To Second Floor Landing

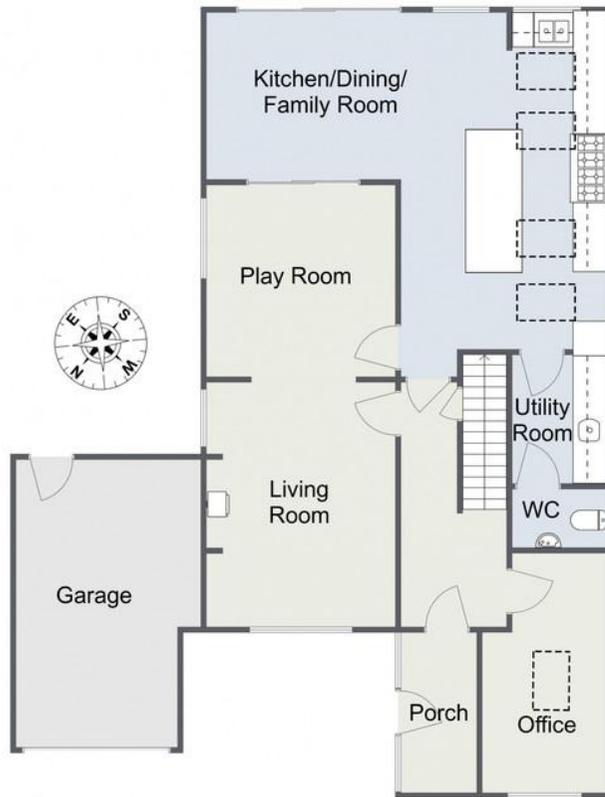
Bedroom Four: 18' 4" x 8' 9" (5.59m x 2.67m)

Location: Lickey is a semi-rural village set within the picturesque Lickey Hills. This 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, dentists, local primary school and train station direct to Birmingham New Street. There are many sporting facilities including a renowned sports club (one of the leading racquet clubs in the country), cricket club, Blackwell Golf Club, sailing and many other clubs and societies.



Old Birmingham Road, Lickey

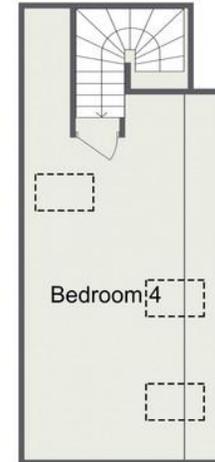
Ground Floor



First Floor



Second Floor



Total Approximate Area (Including Garage): 183.8 sq. m (1,978.40 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: F

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.



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