



**35 Monument
Lane**

LICKEY

£550,000



Three Bedroom Semi-Detached House

Description.

A charming traditional property boasting two reception rooms, breakfast kitchen, south westerly rear garden, garage and generous driveway. The property is located along a highly sought after road within walking distance to Lickey Woods and Beacon Hill.

The accommodation comprises: Enclosed porch, entrance hall, formal dining room with a living flame gas fire and bay window seat and a breakfast kitchen with integrated 'Stoves' oven, gas hob, fridge, freezer, dishwasher and access onto the garden. There is also a living room with gas fire, adjoining conservatory and downstairs bathroom enjoying a jacuzzi bath tub.

The first floor features a double bedroom with bespoke fitted wardrobes and storage cupboard, second double bedroom, third bedroom/dressing room with fitted wardrobes and concealed entrance to a shower room.

The property boasts a delightful south westerly rear garden with patio dining area, lawn, planted borders, greenhouse, summerhouse and a generous driveway to the front. The drive also provides access to the garage.



Room Dimensions.

Dining Room: 16' 10" (into bay) x 10' 10" (5.15m x 3.32m)
Breakfast Kitchen: 13' 11" (max) x 10' 10" (4.26m x 3.31m)
Lounge: 17' 4" (max) x 10' 0" (5.29m x 3.05m)
Conservatory: 9' 0" x 10' 0" (2.75m x 3.05m)
Bathroom: 7' 8" x 5' 9" (2.34m x 1.76m)
Garage: 16' 9" (max) x 7' 8" (max) (5.13m x 2.36m)

Stairs To First Floor Landing

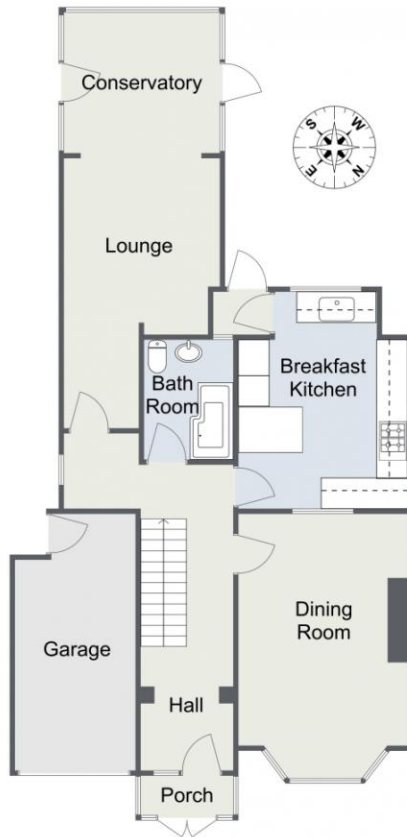
Bedroom One: 14' 8" (into wardrobes) x 10' 11" (4.49m x 3.33m)
Bedroom Two: 10' 11" x 9' 10" (3.33m x 3.01m)
Bedroom Three: 10' 11" x 5' 7" (min) (3.33m x 1.71m)
Shower Room: 10' 4" x 4' 9" (max) (3.15m x 1.45m)

Location: Lickey is a semi-rural village set within the picturesque Lickey Hills. This property is located within the catchment area of Lickey Hills 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 1.8 miles away and features local shopping facilities, a popular First School with 'Outstanding' Ofsted Status, two renowned gastropubs and train station. There are many sporting facilities including Lickey Hill Golf Club as well as Blackwell Golf Club, sailing and cricket club within Barnt Green and many other clubs and societies. Lickey itself boasts 'Beacon Hill' - the most famous viewpoint at the Lickey Hills. The hill rises to 297m (975 feet) above sea level, giving expansive views of the surrounding countryside. There's a toposcope in a small "fort" on the top of the hill which points out the direction to notable landscape features you can see from Beacon Hill. On a dear day points in 13 old counties can be seen. The nearby town of Bromsgrove provides a further array of facilities including both public and private schooling across all age groups.



Monument Lane, Lickey

Ground Floor



First Floor



Total Approximate Area (Including Garage): 128.8 sq. m (1,386.39 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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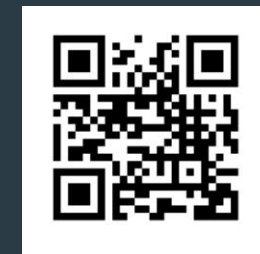
COUNCIL TAX BAND: E

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.



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