



5 Monument Lane, Lickey, B45 9QQ

Offers Over £700,000



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Summary

Set on a fabulous 0.48 acre (approx.) SOUTH WESTERLY plot, this charming home boasts two reception rooms, stylish breakfast kitchen, utility room, garage, generous driveway, stunning rear garden and scope for potential extension (subject to necessary permissions). The property is located along a highly sought after road within walking distance to Lickey Hills Country Park and Beacon Hill.

Description

The accommodation comprises: Enclosed porch, entrance hall with under stairs storage cupboard, front facing living room with inset flame effect electric fireplace and a generous dining room overlooking the garden featuring a large glazed sliding door to the patio. French bi-fold doors divide the living room and dining room providing a large open plan space when desired. The stylish breakfast kitchen boasts granite worktops, a range of Bosch integrated appliances, breakfast bar and features an adjoining utility room with WC and internal access through to the garage.

The first floor features a dual aspect master bedroom with fitted wardrobes and sliding door to a WC, two additional double bedrooms, single bedroom (or alternatively an office) and a beautiful newly fitted bathroom.





Outside

Spanning across almost half an acre, the fabulous south westerly plot enjoys a fabulous rear garden with an entertaining terrace, extensive lawn, an array of mature trees, vegetable plot, greenhouse, PVC storage shed and a stunning woodland area towards the end of the garden. The generous gravelled driveway at the front offers plenty of parking space for both owners and guests.

Location

Lickey is a semi-rural village set within the picturesque Lickey Hills and Monument Lane itself 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 clear 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.



Room Dimensions

Living Room 3.55m x 3.8m (11'7" x 12'5")

Dining Room 5.46m x 3.19m (max) (17'10" x 10'5")

Kitchen/Breakfast Room 4.01m x 3.71m (13'1" x 12'2")

Utility Room 2.33m x 1.91m (7'7" x 6'3")

Garage 5.58m x 3.19m (18'3" x 10'5")

Bedroom 1 4.76m (max) x 3.18m (max) (15'7" x 10'5")

WC 1.46m x 1.09m (4'9" x 3'6")

Bedroom 2 3.81m x 3.24m (12'6" x 10'7")

Bedroom 3 3.56m x 3.66m (11'8" x 12'0")

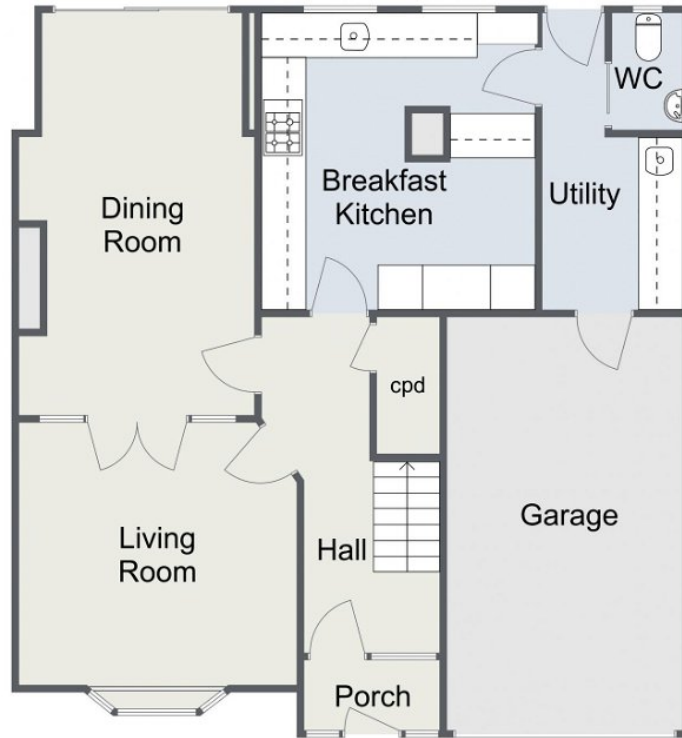
Bedroom 4 2.58m x 2.29m (8'5" x 7'6")

Bathroom 2.19m x 1.86m (7'2" x 6'1")

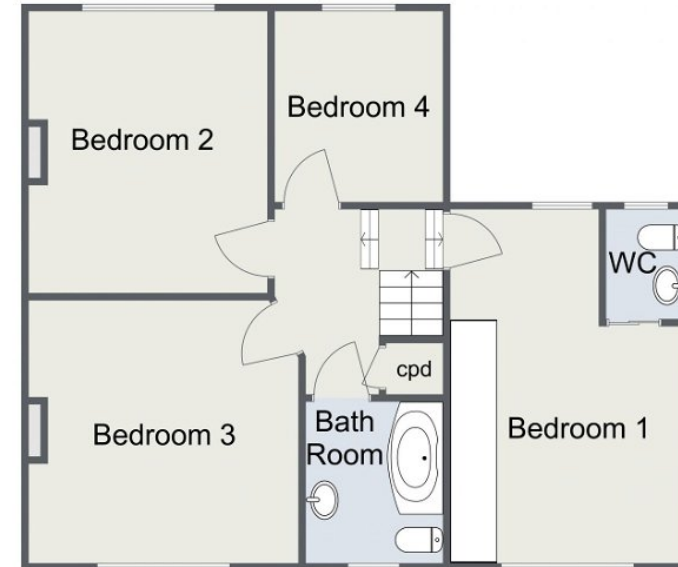


Monument Lane, Lickey

Ground Floor



First Floor



Total Approximate Area (Including Garage): 142.6 sq. m (1,534.93 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.

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

0121 447 8300

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

