



60 Lickey Rock, Marlbrook, B60 1HF

Offers in Region of £499,950

EPC: D

A WELL PRESENTED AND MUCH EXTENDED FAMILY HOME set in the sought after area of Marlbrook, boasting five bedrooms; ensuite wetroom to the master, family bathroom, modern kitchen, three reception rooms, garage and off road parking. ** NO ONWARD CHAIN** EP Rating: D

LOCATION

This well presented five bedroom family home is situated within close proximity of the Lickey Hills in the much sought after area of Marlbrook, approximately three miles from Bromsgrove Town Centre, also being conveniently located with access to nearby motorway links and public transport routes.

SUMMARY

- * Entrance porch with tiled flooring
- * Hallway with cupboard providing shelf and rail storage
- * Ground floor WC
- * Modern kitchen having white gloss units, granite work surface having space under-counter space for dishwasher, washing machine and tumble dryer, integrated electric oven and gas hob with extractor hood over, and contrasting wooden breakfast bar
- * Dining room with laminate flooring, having sliding patio doors opening onto the rear garden, and staircase with under-stairs storage cupboard
- * Lounge having laminate wood flooring, with patio doors opening onto the rear garden, and built-in log burner
- * Snug with glazed French doors from the kitchen, offering multi-purpose use, eg. playroom/breakfast room/guest room
- * Five bedrooms;
 - Master bedroom having ensuite wetroom with white suite
 - Four further good sized bedrooms, one currently being used as a study
- * Family bathroom having a modern white suite, fully tiled, with a shower over the bath
- * Storage area off the kitchen leading into the garage
- * Garage with wood hinged doors
- * Drive providing parking for two vehicles
- * Rear garden having a paved patio, garden shed, generous lawn edged with a variety of trees and shrubs

GENERAL INFORMATION

The Agent understands that the property is FREEHOLD

The vendor has provided the Agent with photographs numbers 1, 17, 18 & 19



Entrance Porch
5' 04" x 4' 00" (1.63m x 1.22m)

Hallway
11' 00" x 5' 00" (3.35m x 1.52m)

Kitchen
18' 03" x 7' 04" (5.56m x 2.24m)

Dining Room
21' 05" x 8' 07" (6.53m x 2.62m)

Lounge
20' 02" x 12' 06" (6.15m x 3.81m)

Ground Floor WC
5' 09" x 4' 00" (max) (1.75m x 1.22m (max))

Snug
11' 11" x 9' 01" (3.63m x 2.77m)

Storage Area
9' 06" x 5' 07" (2.90m x 1.70m)

Master Bedroom
14' 03" x 13' 04" (4.34m x 4.06m)

Ensuite Wet Room
12' 02" x 4' 06" (3.71m x 1.37m)

Bedroom Two
11' 08" x 11' 02" (to wardrobes) (3.56m x 3.40m to wardrobes))

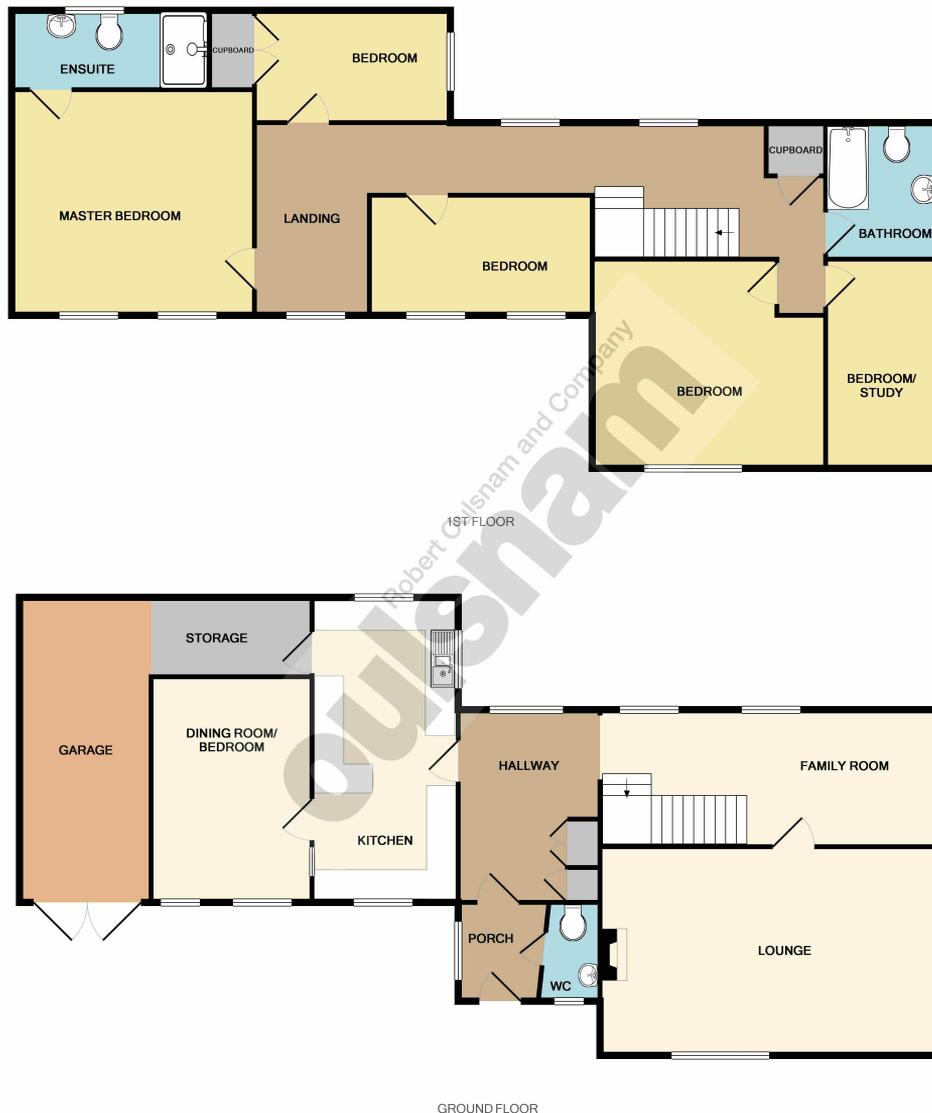
Bedroom Three
11' 11" (to storage cupboard) x 7' 07" (3.63m (to storage cupboard) x 2.31m)

Bedroom Four
11' 08" x 6' 10" (3.56m x 2.08m)

Bedroom Five
14' 02" x 7' 02" (4.32m x 2.18m)

Bathroom
9' 05" x 6' 09" (2.87m x 2.06m)

Garage
18' 11" x 8' 10" (5.77m x 2.69m)





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

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