



**17 Long Meadow Road, Lickey End, B60 1GD**

**Guide Price £415,000**

**EPC: D**



BEAUTIFULLY PRESENTED DETACHED FAMILY HOME boasting five bedrooms, two ensuite shower rooms, two reception rooms, modern kitchen, utility room and garage with driveway parking. EPC Rating: D

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LOCATION

This detached family home is ideally situated in the much sought after residential area of Lickey End, approximately two miles from Bromsgrove Town Centre. Lickey End provides the local residents with a popular village school, convenience store, hairdressing salon, barbers, Littleheath Garden Centre and the nearby recreation ground, also benefiting from easy access to public transport routes and motorway links.

SUMMARY

- \* Entrance hallway having wood flooring and storage cupboard
- \* Delightful lounge with views of the front garden, feature window, marble effect fire surround and hearth housing a contemporary gas fire
- \* Modern breakfast kitchen with tiled flooring, cream units, granite worktops, five ring gas hob with extractor hood over, built-in electric double oven, fridge freezer, dishwasher, and 'Belfast' sink
- \* Dining room with patio door leading to the rear garden
- \* Utility room with tiled flooring, cream units, granite worktops, space for a washing machine, access door to the garage and an external door to the rear garden
- \* Ground floor WC
- \* Study with wood flooring and feature window
- \* Five bedrooms, all of which are doubles;
  - Master bedroom with fitted wardrobes, ensuite shower room with contemporary white suite, cupboard storage, and power shower enclosure with pivot door
  - Bedroom two having fitted wardrobes with a Jack and Jill style ensuite shower room, fully tiled walls and flooring, stylish white suite with a walk-in power shower
  - Bedroom three with fitted wardrobes
  - Bedroom four enjoying front views
  - Bedroom five, currently used as a TV room
- \* Split landing with airing storage cupboard
- \* Family bathroom with a traditional white suite and tiled flooring
- \* Rear garden with shaped paved patio, generous lawn edged with mature shrubs and trees
- \* Front garden with lawn and established trees, creating a secluded feel
- \* Garage with up and over door and rear access door into the utility room
- \* Driveway parking for approximately two vehicles
- \* Gated side access to the rear of the property

GENERAL INFORMATION

The Agent understands that this property is FREEHOLD

Fixtures and Fittings:

All fixtures and fittings together with fitted carpets, curtains and light fittings are excluded, but may be available via separate negotiation



Entrance Hallway  
13' 06" x 4' 04" (min) (4.11m x 1.32m (min))

Lounge  
15' 08" x 13' 01" (4.78m x 3.99m)

Dining Room  
12' 02" x 10' 07" (3.71m x 3.23m)

Kitchen  
12' 07" x 8' 07" (3.84m x 2.62m)

Study  
7' 02" x 5' 05" (2.18m x 1.65m)

Utility  
8' 08" (max) x 6' 10" (2.64m (max) x 2.08m)

Ground Floor WC  
4' 06" x 2' 10" (1.37m x 0.86m)

Master Bedroom  
13' 10" (max) x 9' 06" (into wardrobes) (4.22m (max) x 2.90m (to wardrobes))

Ensuite Shower Room  
7' 02" (into shower) x 4' 00" (2.18m (into shower) x 1.22m)

Bedroom Two  
11' 04" x 8' 11" (3.45m x 2.72m)

Jack and Jill Ensuite Shower  
8' 09" x 7' 09" (2.67m x 2.36m)

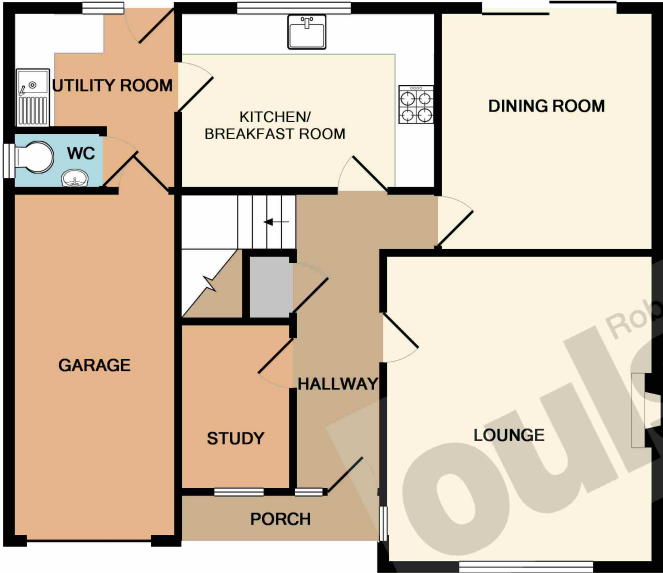
Bedroom Three  
13' 02" x 7' 09" (4.01m x 2.36m)

Bedroom Four  
9' 07" x 7' 03" (2.92m x 2.21m)

Bedroom Five  
12' 00" x 6' 05" (min) (3.66m x 1.96m (min))

Family Bathroom  
8' 08" (max) x 5' 05" (2.64m (max) x 1.65m)

Garage  
16' 09" x 8' 02" (5.11m x 2.49m)



GROUND FLOOR



1ST FLOOR





## 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.

## REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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