



The Cottage

8 ROSE HILL

LICKEY

Offers Over £750,000

Four Bedroom Detached House on a Generous Plot

Description.

A fine Victorian home boasting 2,353 sq. ft of modernised accommodation (yet still retaining its historic charm and character) including two reception rooms, farmhouse kitchen, utility, two bathrooms, two single garages and car port. The residence is situated on a 0.53 acre plot (approx.) nestled on the edge of the Lickey Hills and conveniently located for sought after schooling and the Midlands motorway network.

The accommodation comprises: Remarkable wood panelled entrance hall with solid wood parquet floor and under stairs storage, grand drawing room with stone fireplace, generous formal dining room with garden views and a farmhouse kitchen with splendid red AGA range and adjoining laundry room. A double bedroom (or alternatively, a third reception room) is located on the ground floor with feature fireplace and a modern shower room is accessed off the hall.

The first floor features a wood panelled staircase and landing, three well proportioned double bedrooms, refurbished family bathroom, study with fitted desk and bookcase and loft storage with ladder access.

Situated on a 0.53 acre plot (approx.), the property enjoys wrap around rear gardens consisting of four lawns, patio and a summerhouse, as well as a fenced vegetable patch and polytunnel. There are steps from the side of the garden down to the woodlands of Lickey Hills country park, providing excellent access for walking and cycling.

At the front, the block paved driveway is wide enough to park three cars or to use as a turning space. The driveway lies in front of two single garages and a covered car port, separate from the house. Both garages are equipped with lighting and electricity and one has a fitted workbench. There is also loft storage space above both garages.



Room Dimensions.

Drawing Room: 13' 3" x 20' 9" (4.04m x 6.34m)

Dining Room: 10' 11" x 15' 2" (3.34m x 4.64m)

Farmhouse Kitchen: 12' 0" (max) x 11' 4" (3.68m x 3.47m)

Laundry Room: 7' 3" x 10' 8" (2.22m x 3.27m)

Bedroom Four: 13' 6" x 13' 6" (4.13m x 4.13m)

Garage: 19' 0" x 10' 1" (5.81m x 3.08m)

Garage: 19' 0" x 9' 7" (5.81m x 2.94m)

Carport: 17' 7" x 9' 8" (5.38m x 2.96m)

Stairs To First Floor Landing

Bedroom One: 13' 9" (max) x 13' 6" (4.20m x 4.12m)

Bedroom Two: 13' 9" x 13' 6" (4.21m x 4.13m)

Bedroom Three: 10' 11" x 11' 6" (3.33m x 3.52m)

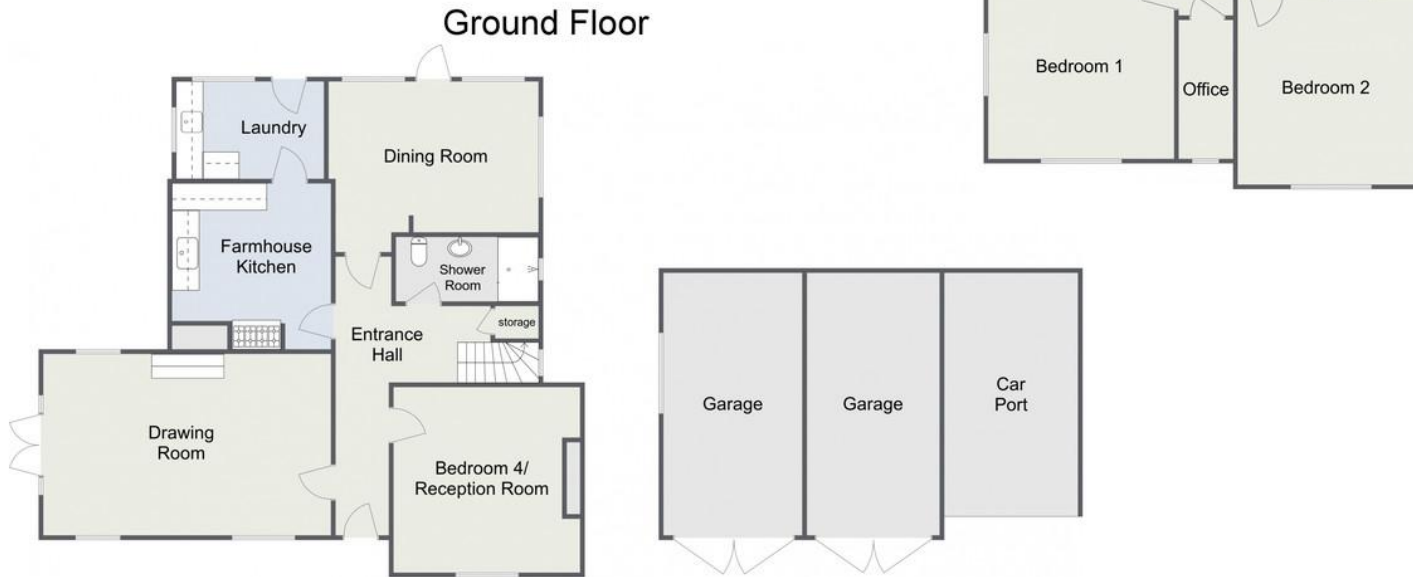
Study: 10' 1" x 3' 11" (3.09m x 1.20m)

Bathroom: 4' 11" x 10' 5" (1.51m x 3.19m)

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 1.9 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.



Rose Hill, Lickey



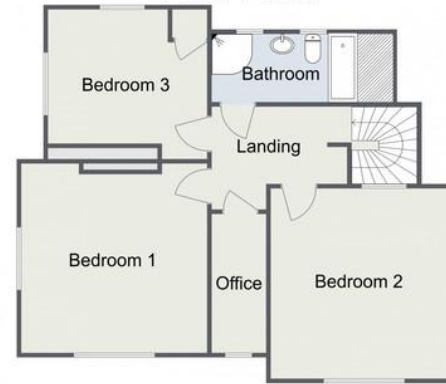
Total Approximate Area (Excluding Garaging): 166.4 sq. m (1,791.11 sq. ft)

Total Approximate Area (Including Garaging): 218.6 sq. m (2,352.99 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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First Floor



EPC: E

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.



67 Hewell Road
Barnt Green
Birmingham
West Midlands
B45 8NL