



Lickey Rock

MARLBROOK

Offers Over
£600,000



Four Bedroom Detached New Build

Features.

- FOUR DOUBLE BEDROOMS
- TWO EN SUITES, FAMILY BATHROOM AND DOWNSTAIRS WC DESIGNED BY THE BATHROOM STUDIO
- GOOD-SIZED LOUNGE
- STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- REAR GARDEN
- DRIVEWAY, CAR CHARGING POINT AND GARAGE WITH ELECTRIC DOOR
- 1861 SQ FT
- UNDERFLOOR HEATING TO GROUND FLOOR
- NEW BUILD WITH WARRANTY AND NO UPWARD CHAIN

Description.

A fantastic opportunity to purchase a four double bedroom detached new build house, enjoying 1861 sq ft of living accommodation, offered with no upward chain, 10 year new build warranty, a stunning open plan kitchen/diner/family room with integrated appliances, two en suites, a rear garden and off road parking with a garage, and is situated in the sought after area of Marlbrook, Bromsgrove.

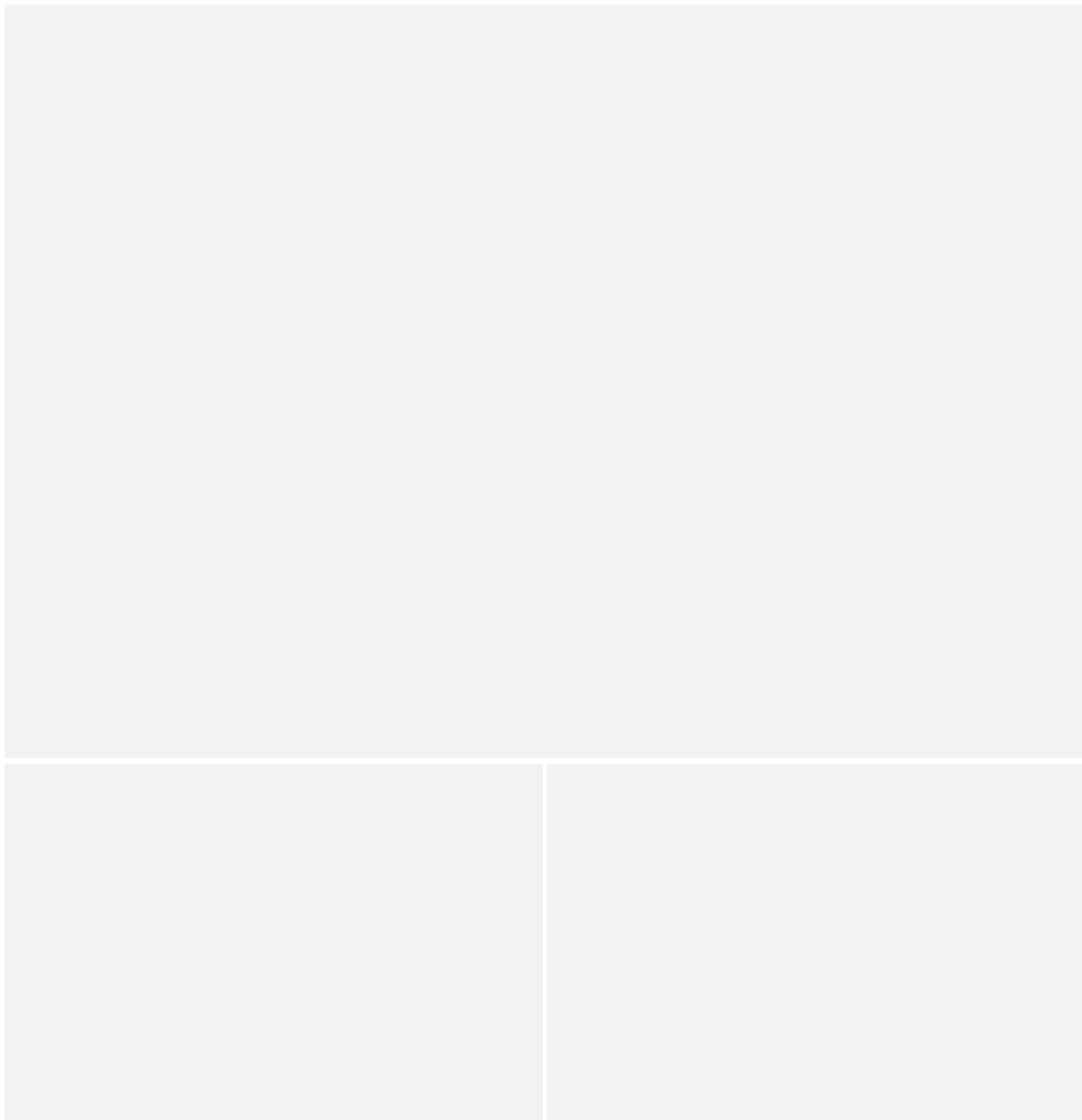
The property is approached via a driveway providing off road parking with access to a car charging point and garage with an electric door. Once inside, the reception hallway which leads off to; a downstairs wc; good-sized lounge; the stunning open plan kitchen/diner/family room with doors out to the rear garden and a bespoke fitted kitchen, designed by Elgar Kitchens with quartz work surfaces and integrated fridge/freezer, dishwasher, combination microwave, electric oven, induction hob and extractor; and a handy utility room with space and plumbing for a washing machine and tumble dryer.

Stairs from the hallway, with an oak handrail and oak feature step, lead up to the first floor landing with doors off to; the master bedroom with fitted wardrobes and a contemporary en suite shower room; double bedroom two; double bedroom three with a further en suite shower room; double bedroom four; and the family bathroom. All bathrooms are designed by The Bathroom Studio boasting Laufen Pro sanitary ware, Hansgrohe brass ware and tiles by Stone and Earth.

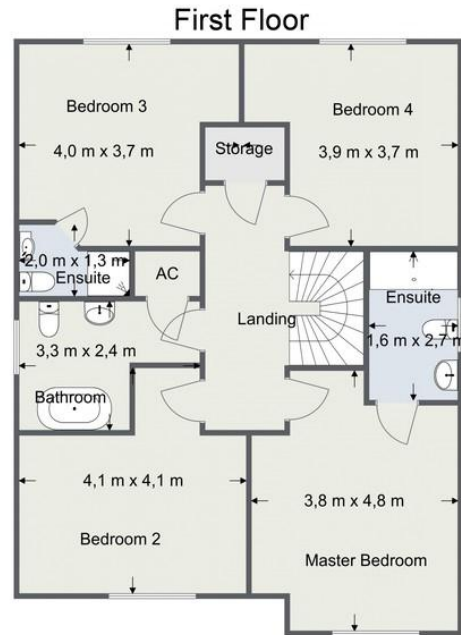
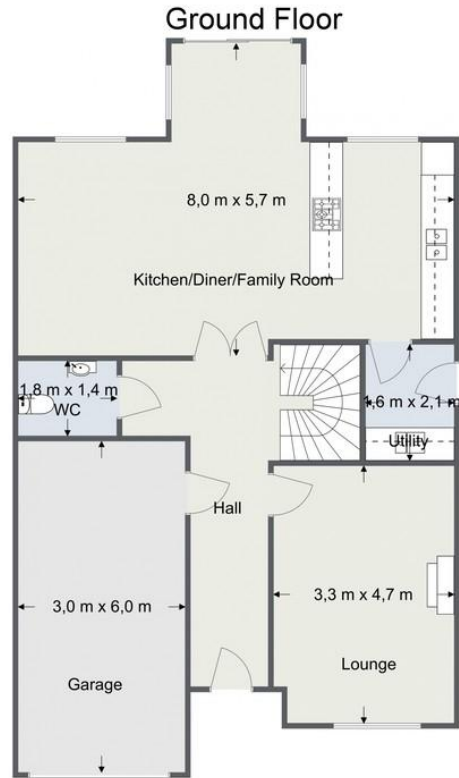
In addition, the property features underfloor heating to the ground floor, Cat 6 to all TV points for Smart TV connection, USB charging points to all bedside sockets and motion sensor lights outside.

Outside, the property enjoys a fenced rear garden.

Situated in Marlbrook, the property benefits from having a number of local amenities and plenty of space for idyllic walks including the nearby Lickey Hills Country Park, while being conveniently located within easy distance from the town centre offering a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, including the prestigious Bromsgrove School. Bromsgrove also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).



Lickey Rock, Marlbrook



Total Area Approx:
172.9 sq metres (1861 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.

EPC: TBC

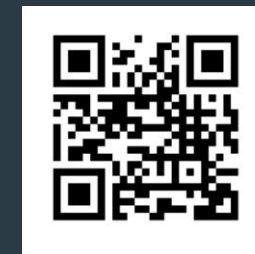
COUNCIL TAX BAND: TBC

TENURE: Freehold

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

01527 872 479

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



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