



The logo for Arden Estate Agents features a stylized green house icon above the word "arden" in a bold, white, lowercase sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, uppercase sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

Lower Shepley Lane, Lickey End, Bromsgrove, B60 1HX

£900,000

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– EQUESTRIAN FACILITIES & LAND – NO ONWARD CHAIN– Nestled within a generous plot of approximately three and a half acres, Brookfield an impressive four bedroom home, complete with two stables with tack room and hay store, and menage located in a quiet and semi-rural area of Lickey End, Bromsgrove. This much loved and sympathetically improved accommodation is offered with two reception rooms, two bathrooms and WC, well-appointed kitchen/ diner, and off road parking for multiple vehicles with double garage.

This semi-rural residence is set back from the road and approached via electric wooden gates opening to ample off-road parking for several vehicles with access to the double garage.

The secure porch leads through to the welcoming hallway with doors leading off to; the spacious lounge with ornate coving, ceramic flooring and refurbished inglenook fireplace, completed with wooden shutters and French Doors to the rear patio area; a well-appointed Hatt kitchen/diner with integrated gas fire AGA, halogen hob, American fridge/freezer finished with granite worktops, slate flooring and air-con unit; the cosy dining area/snug featuring a log burner and ceiling fan, with dual aspect French doors to the courtyard and rear garden.

In addition, the kitchen/diner provides a separate utility with dishwasher and space for laundry facilities, and a further door through to the WC.

Further doors from the open hallway/dining area leads off to; the master bedroom and double bedroom two, both providing pleasant rear views of the grounds and fitted wardrobes, with access to the modern shower room boasting a large rainfall shower; double bedroom three and bedroom four - currently used as a study - also providing fitted wardrobes and access to a further family bathroom equipped with vanity units, separate bath and shower enclosure.

Outside, the property enjoys an impressive three and a half acres (approx.) of land, shared between the field and rear garden with an abundance of mature trees and expansive shrubbery to fenced boundaries.



Lower Shepley Lane, Lickey End, Bromsgrove
Ground Floor



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.

- Situated within Generous and Private Plot of Approx. 3.5 Acres
- Kennels
- Four Bedrooms
- Well Appointed Kitchen/ Diner/Snug with Seperate Utility
- Courtyard
- Stables, Tack Room, Hay Store and Menage
- Off-Road Parking for Multiple Vehicles and Double Garage
- Two Bathrooms and WC
- Spacious Lounge



Energy performance certificate (EPC)		
4 Lower Shepley Lane Lickey End BROMSGROVE B60 1PQ	Energy rating C	Valid until: 19 August 2032 Certificate number: 2179-1699-5391-8961-1165
Property type	Detached bungalow	
Total floor area	179 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-estate-letting-property-minimum-energy-efficiency-standard-landlord-guidance		
Energy rating and score		
This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

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

01527 872 479

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

