



268 Old Birmingham Road, Marlbrook, B60 1NU

£425,000

3 1 2



Summary

This delightful family home enjoys well proportioned accommodation (with potential to rework), a beautifully landscaped SOUTH EASTERLY rear garden, large driveway and garage, conveniently located for Lickey Hills Primary/Nursery School and the renowned 524 acre Lickey Hills Country Park.

Description

The accommodation comprises an enclosed porch, entrance hall with understairs storage cupboard and guest cloakroom, generous lounge with electric fire and glazed door to the garden and a breakfast kitchen with adjacent utility leading to an extended formal dining room.

The first floor features a landing area with airing cupboard, two double bedrooms (one with fitted wardrobes), well proportioned single bedroom/office and family shower room.

Outside

The property enjoys a beautifully landscaped rear garden boasting a south easterly aspect, stone pathway meandering through various planted borders as well as featuring a wooden pergola, greenhouse and shed.

Parking includes a drive at the front offering space for multiple vehicles as well as providing access to the garage with electric roller door.

Lounge - 7.22m x 3.29m (23'8" x 10'9") max

Kitchen/Diner - 4.74m x 3.07m (15'6" x 10'0") max

Utility Room - 1.37m x 2.03m (4'5" x 6'7")

Dining Room - 4.96m x 2.2m (16'3" x 7'2")

WC - 0.88m x 1.64m (2'10" x 5'4")

Garage - 2.14m x 5.34m (7'0" x 17'6")

Master Bedroom - 3.4m x 3.2m (11'1" x 10'5")

Bedroom 2 - 4.3m x 3.4m (14'1" x 11'1") max

Bedroom 3 - 3.33m x 2.65m (10'11" x 8'8") max

Shower Room - 1.87m x 2.35m (6'1" x 7'8")





- Generous Lounge with Electric Fire and Garden Access
- Formal Dining Room
- Two Double Bedrooms and Well Proportioned Single Bedroom
- Beautifully Landscaped South Easterly Rear Garden
- Potential to Rework the Already Existing Space
- Breakfast Kitchen and Adjacent Utility Room
- Guest WC
- Family Shower Room
- Large Driveway and Garage
- Within Catchment for Lickey Hills School and Country Park



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.

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

0121 447 8300

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

