



**57 Lickey Rock, Marlbrook**

Bromsgrove

£695,000



Positioned on the highly desirable Lickey Rock in Marlbrook, this beautifully arranged four-bedroom detached family home offers generous living space, a versatile layout, and an enviable location close to open countryside, excellent schools, and superb commuter links.

The property is approached via a large driveway providing off-road parking for several vehicles, along with access to the garage. A well-maintained front garden with planted borders and mature greenery enhances the kerb appeal.

Step inside to the welcoming hallway, where you'll find a selection of well-proportioned ground-floor rooms. To the front of the home sits a versatile reception room—currently used as a study—accompanied by a convenient guest WC. To the left, the formal dining room with feature fireplace leads through to the heart of the home: the contemporary kitchen. This impressive space includes a breakfast island, modern fittings, and a range of integrated appliances, with bi-fold doors opening directly onto the rear patio. From here, a doorway flows into the spacious lounge, complete with a feature fireplace and access back to the main hallway.

Upstairs, the property continues to impress with four generously sized bedrooms. A modern family bathroom serves the first floor, featuring a freestanding bathtub and separate shower enclosure.

Externally, the rear garden offers a private and beautifully maintained space with a paved patio, manicured lawn, planted borders, mature greenery, and fenced boundaries. The garage can also be conveniently accessed from the garden.

Nestled on the prestigious Lickey Rock in Marlbrook, this home enjoys a peaceful, leafy setting with immediate access to the Lickey Hills, excellent local schools, and convenient links to Bromsgrove, Barnt Green and the M42. A highly sought-after spot offering countryside surroundings with superb commuter connectivity.

#### **Room Dimensions:**

**Garage** - 4.18m x 3.10m

**Study** - 3.13m x 3.32m

**Lounge** - 3.60m x 6.39m

**Dining Room** - 3.63m x 3.95m max

**Kitchen** - 3.47m x 4.78m

#### **Stairs to First Floor Landing**

**Master Bedroom** - 4.50m x 3.32m

**Bedroom 2** - 3.65m x 3.07m max

**Bedroom 3** - 3.31m x 3.04m

**Bedroom 4** - 2.30m x 3.63m

**Bathroom** - 4.77m x 2.64m max



# Lickey Rock, Lickey End

## Ground Floor



## First Floor



Total Area Approx. (excluding Garage)

132.9 Sq M

1430.52 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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