

AP MORGAN



**Cobnall Road, Catshill, Bromsgrove**  
Guide Price £295,000

#### Features:

- Available with no onward chain
- Semi-detached house on a large corner plot
- Three bedrooms
- Extended kitchen/diner with separate utility
- Ground floor family bathroom & first floor w/c
- Wrap around frontage with driveway & garage
- Generous split level rear garden
- Popular location with excellent road links

#### Description:

Available with no onward chain, this well-presented three-bedroom semi-detached family home occupies a generous corner plot and offers excellent potential to extend, subject to the relevant planning permissions.

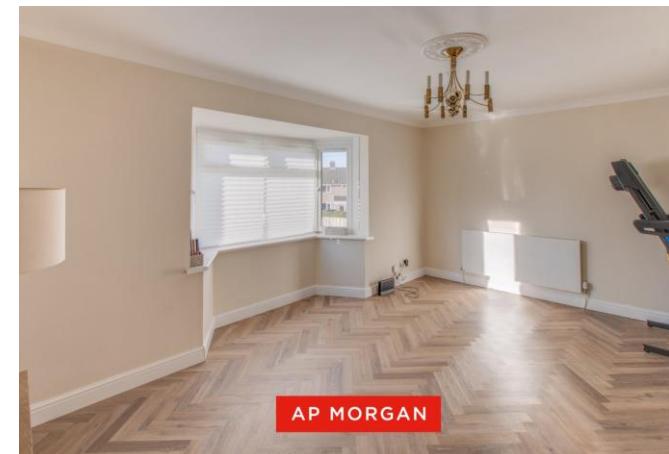
Outside the front, the property is approached via a large wraparound frontage comprising lawns, a gravelled driveway, a detached garage, and a pathway leading to the front door.

Once inside, the welcoming accommodation briefly comprises: an entrance hallway, a spacious lounge featuring a walk-in bay window to the front aspect and an under-stairs storage cupboard, a ground floor family bathroom with a shower over the bath, and an extended kitchen/diner fitted with an integrated oven, gas hob and fridge/freezer. A door from the kitchen leads through to a separate utility/boot room with access to the rear garden.

Rising upstairs, the first-floor landing provides access to double bedroom one with built-in wardrobe storage, double bedroom two, a well-proportioned single bedroom three, and a separate WC.

Outside to the rear, the property enjoys a generous split-level garden, initially laid to a paved patio seating area with a brick-built barbecue. Steps lead up to a large lawn with a timber decked seating area, timber shed, and a side access gate providing access back to the frontage.

Situated in Catshill, just north of Bromsgrove town centre, the property is within reach of a range of local shops and



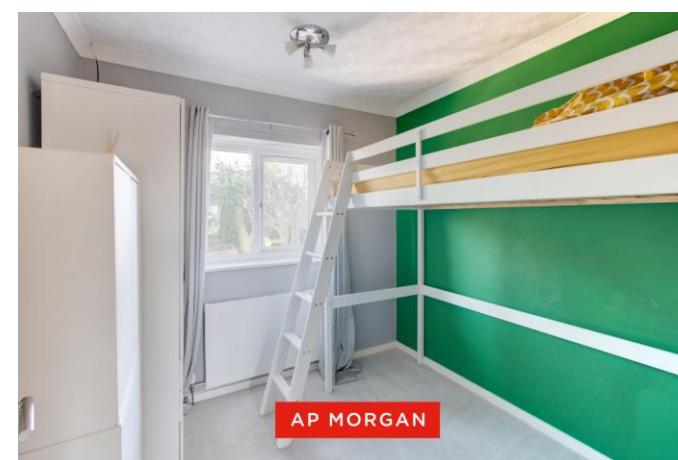
amenities. The location also benefits from excellent transport links, with close proximity to the M5 (Junction 5) and M42 (Junction 1), making it ideal for commuting to Birmingham and Worcester.

**Details:**

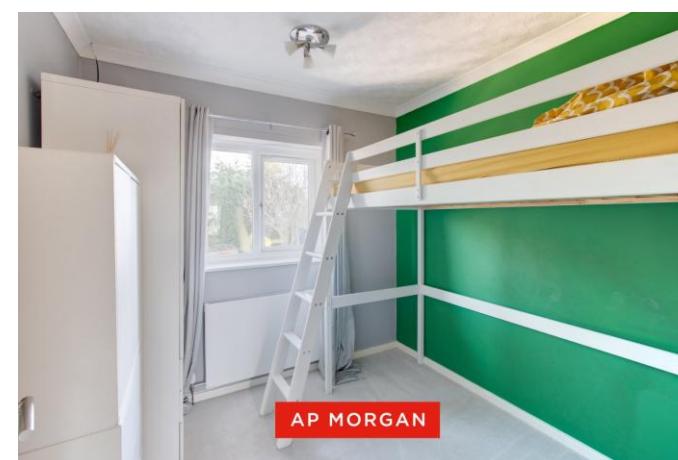
**Entrance Hall**



**Lounge** 3.98 x 4.91 Max incl bay



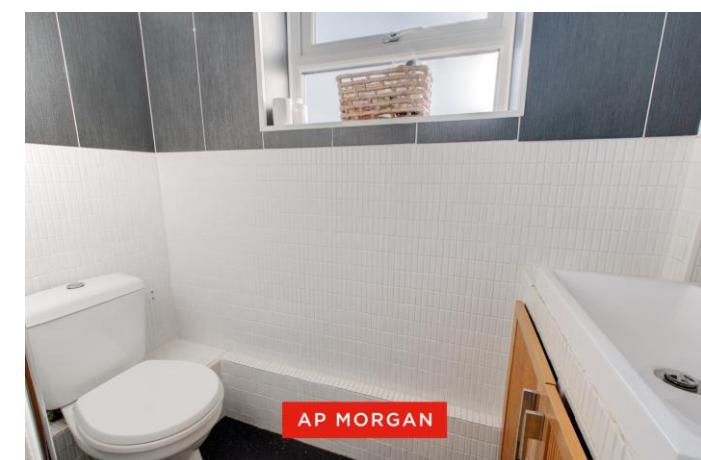
**Kitchen/Diner** 5.51 x 3.91 Both max



**Utility Room** 2.51 x 1.72



**Bathroom** 2.29 x 2.39



**First Floor Landing**



**Bedroom One** 3.48 x 3.97



**Bedroom Two** 3.32 x 3.35



**Bedroom Three** 2.34 x 2.44

**W/C** 1.97 x 0.90

**Detached Garage** 6.10 x 3.65

**EPC Rating:** To be confirmed

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

## How can we help you?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

## Property to sell?

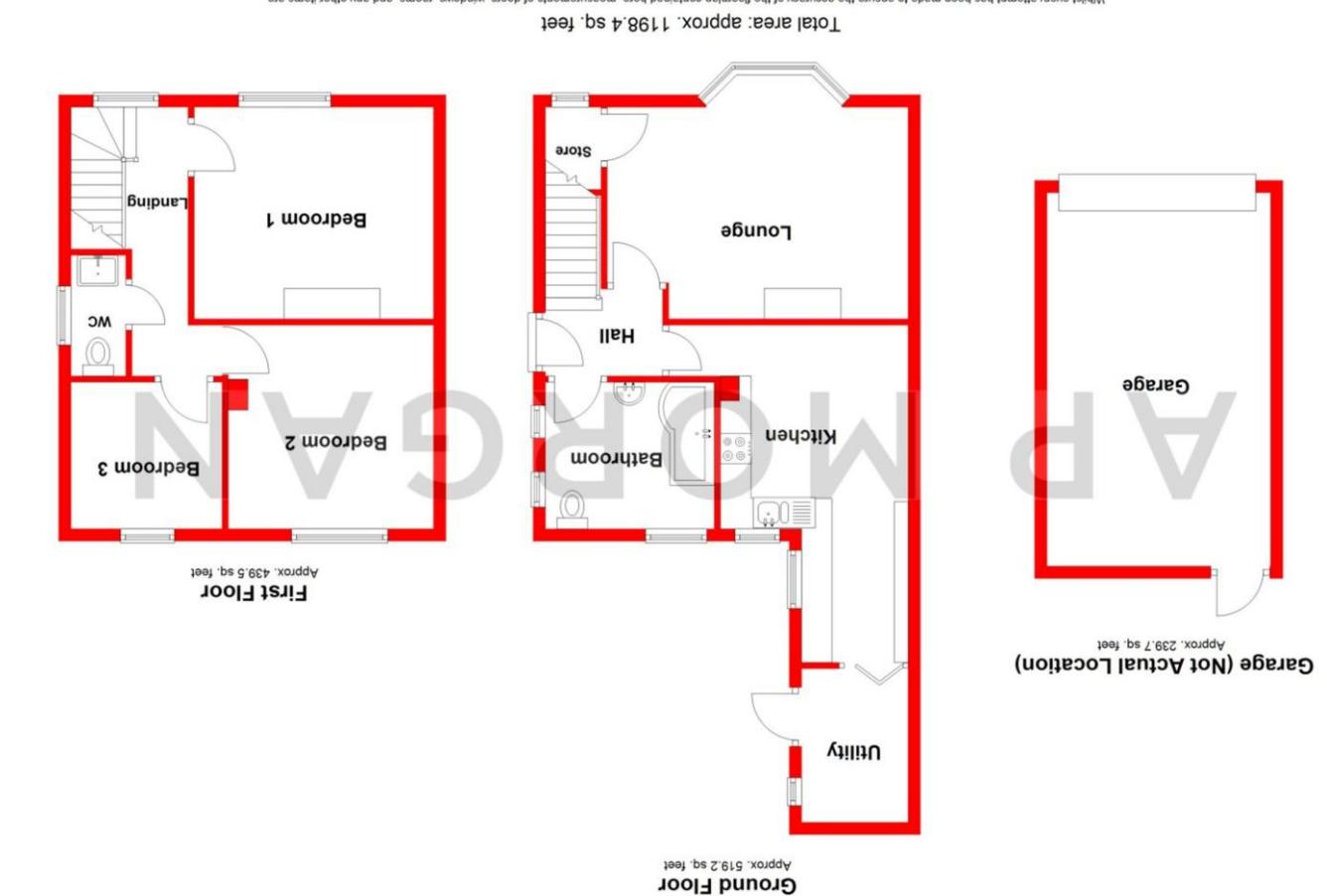
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation and we will visit your property and discuss your needs.

## Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

## Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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