

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



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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.



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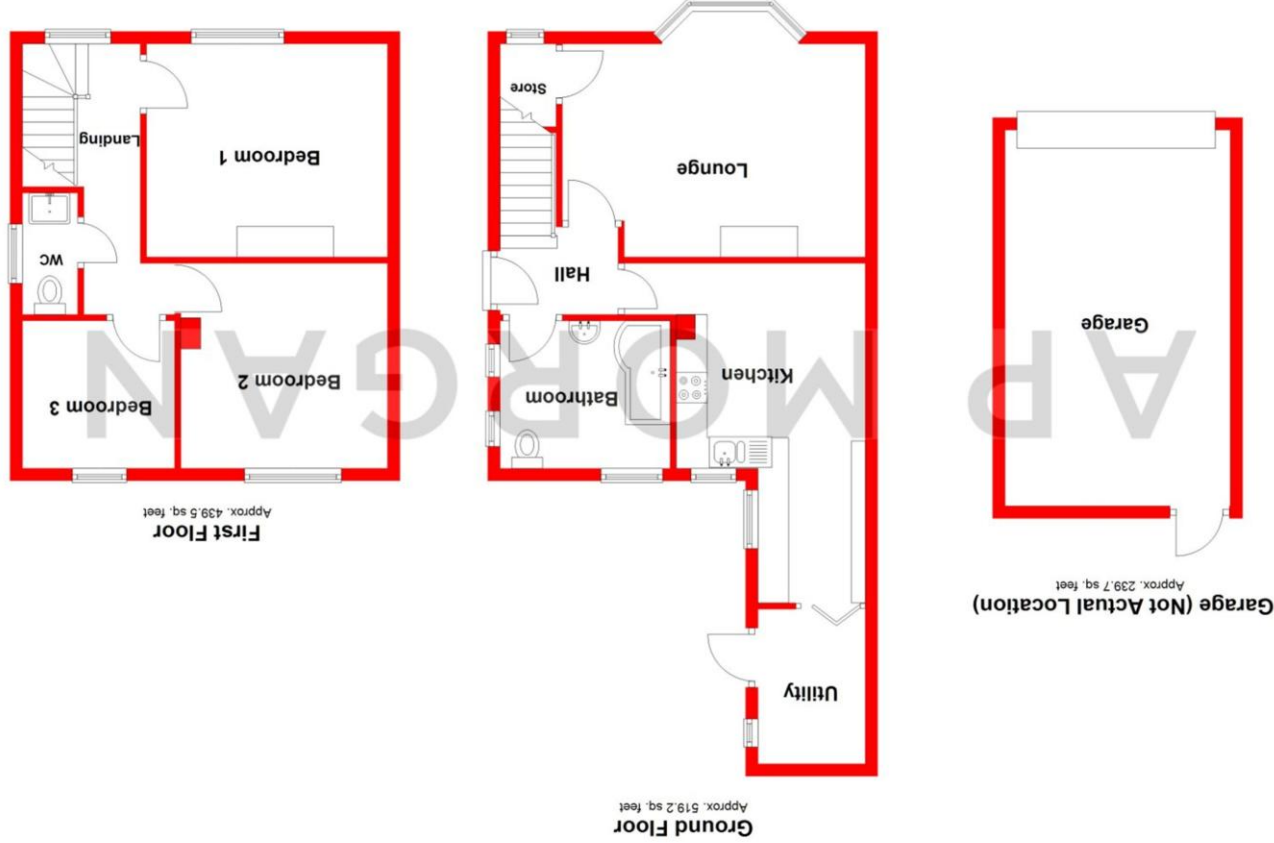
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