

**AP MORGAN**



**Thirsk Way, Catshill, Bromsgrove**  
Offers in the region of £450,000

### Features:

- Well presented four bedroom detached house
- Generous corner plot
- Lounge & separate dining room
- Modern fitted kitchen
- Family bathroom, en-suite & ground floor W/C
- Large rear garden, driveway & garage
- Superbly placed for all amenities and transport links
- EPC - D

### Description:

A well-presented, four bedroom detached house, superbly placed on the fringes of Catshill for ease of access to the M42/M5 motorway junctions, as well as a selection of local shops, newsagent, popular eating establishments and schools close by and a short drive to both the Lickey Hills, and Waseley Country Park.

The property sits on an enviable corner plot, approached by a tarmacked driveway, access to the garage via an up and over garage door, and a large lawn wrapping around the left hand side bordered by mature hedgerows. Once inside the layout briefly comprises: Entrance hall, guest w.c., lounge with half circular bay window to front, feature fireplace and double doors to the dining room, and sliding double glazed doors then open to the rear; Excellent breakfast kitchen, featuring double oven, five burner gas hob, integrated dishwasher, washing machine, space for an American style fridge/freezer and integral door through to the garage.

Upstairs provides a pleasant family bathroom, three double bedrooms and single bedroom four, currently being used as a home office. The master has two sets of fitted wardrobes and a generous en-suite shower room off.

Externally the property enjoys a generous rear garden, having initial paved patio seating area, leading to a large lawn, fencing to perimeters, and a side gate for access to the frontage.

Furthermore the property benefits from gas fired central heating and double glazing, part boarded loft space with fitted ladder and lighting, and external security lighting.



**Details:**

**Entrance Hall**

**Guest W/C**

**Lounge 17'7" (5.36) max into bay x 15'3" (4.65)**

**Dining Room 10'7" x 10'1" (3.23m x 3.07m)**

**Kitchen 12'9" x 14'9" (3.89m x 4.5m)**

**Garage 16'3" x 8'4" (4.95m x 2.54m)**

**First Floor Landing**

**Master Bedroom 10'10" (3.3) x 15'5" (4.7) to front of wardrobes**

**En-suite Shower Room 5'4" x 7'6" (1.63m x 2.29m)**

**Bedroom Two 8'4" x 14'11" (2.54m x 4.55m)**

**Bedroom Three 10'2" x 10'11" (3.1m x 3.33m)**

**Bedroom Four 11' x 8'4" (3.35m x 2.54m)**

**Family Bathroom 6'11" x 7'1" (2.1m x 2.16m)**

**EPC Rating: D**

**Council Tax Band: E (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?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much 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?

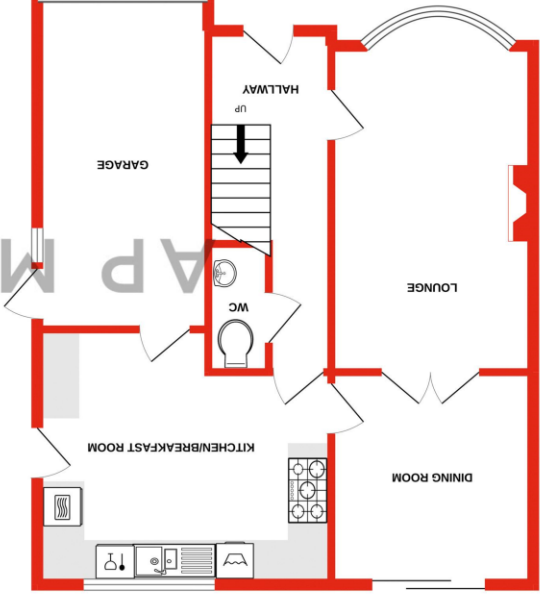
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

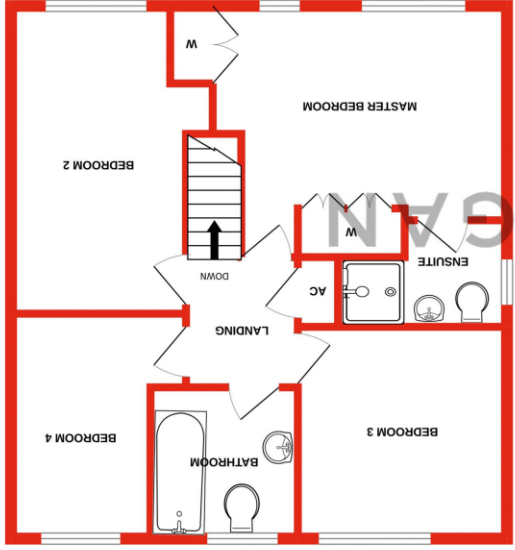
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the appearance and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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