



**AP MORGAN**

**Golden Cross Lane, Catshill, Bromsgrove**  
Offers Over £300,000



### Features:

- Deceptively spacious semi-detached house
- Three well-proportioned bedrooms
- Generous open plan kitchen/entertaining dining room
- Lounge with large feature window to rear
- Family bathroom & en-suite shower room
- Driveway & South facing rear garden
- Popular village location
- Excellent road link with access to M5 & M42

### Description:

Set back from the road on a small service road, this particularly well-presented and deceptively spacious three-bedroom semi-detached house is situated in the popular village location of Catshill, Bromsgrove.

The property is approached via a driveway providing off-road parking, with a pathway leading down the right-hand side to a secure porch. Once inside, the welcoming interior opens into a spacious entrance hall with useful storage, which in turn leads through to a fantastic open-plan kitchen/dining/family space, ideal for modern living and entertaining. The kitchen is well equipped with integrated dishwasher, fridge and freezer, microwave, oven, gas hob and extractor, while the dining area features attractive wall panelling and a bespoke fitted boot bench. Completing the ground floor is a generous lounge, featuring a decorative fire surround, a large feature window and double-glazed sliding doors opening out to the rear garden.

Stairs from the hallway rise to the first-floor landing, with doors leading to the principal bedroom with en suite shower room; double bedroom two with fitted wardrobe storage; a well-proportioned third bedroom with fitted storage; and a three-piece family bathroom with shower over the bath.

Outside, the property enjoys a south-facing rear garden, featuring an initial raised timber decking area with steps leading down to a lawn. The garden also benefits from a shed with fitted power, fenced boundaries, and a side access gate providing access to the frontage.





Further benefits include gas-fired central heating, double glazing throughout, a garden power socket, an electric vehicle charging point, and a majority boarded loft space with pull-down ladder, lighting and power.

Catshill is a well-regarded village located just north of Bromsgrove, offering local schools, a small selection of shops, and convenient access to the M5 (junction 4) and M42 (junction 1). Bromsgrove town centre provides further amenities including the Artrix Art and Entertainment Centre, a leisure centre, a variety of eateries, shops and supermarkets, along with doctors, dentists, a health centre and other professional services.

#### Details:

Porch

Entrance Hall

Lounge 3.35 x 5.08

Kitchen/Dining Room 5.04 x 4.82 Both max

First Floor Landing

Master Bedroom 3.20 x 3.89 Both max

En-suite 2.36 x 1.09

Bedroom Two 3.37 x 2.87 Both max

Bedroom Three 3.35 x 2.13

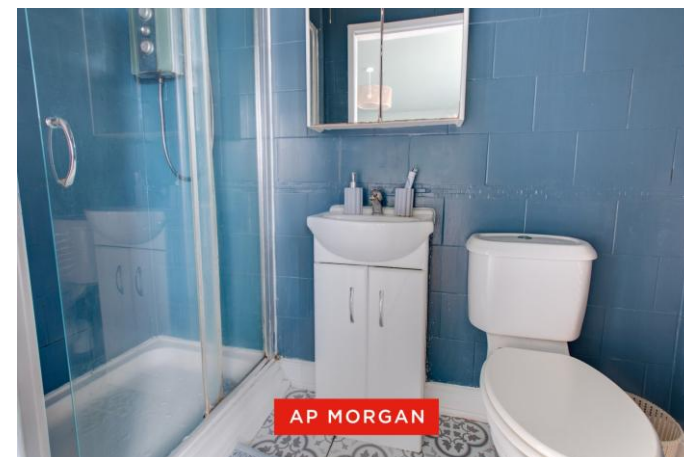
Family Bathroom 2.02 x 1.91

EPC Rating: D

Council Tax Band: C (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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Property to sell?

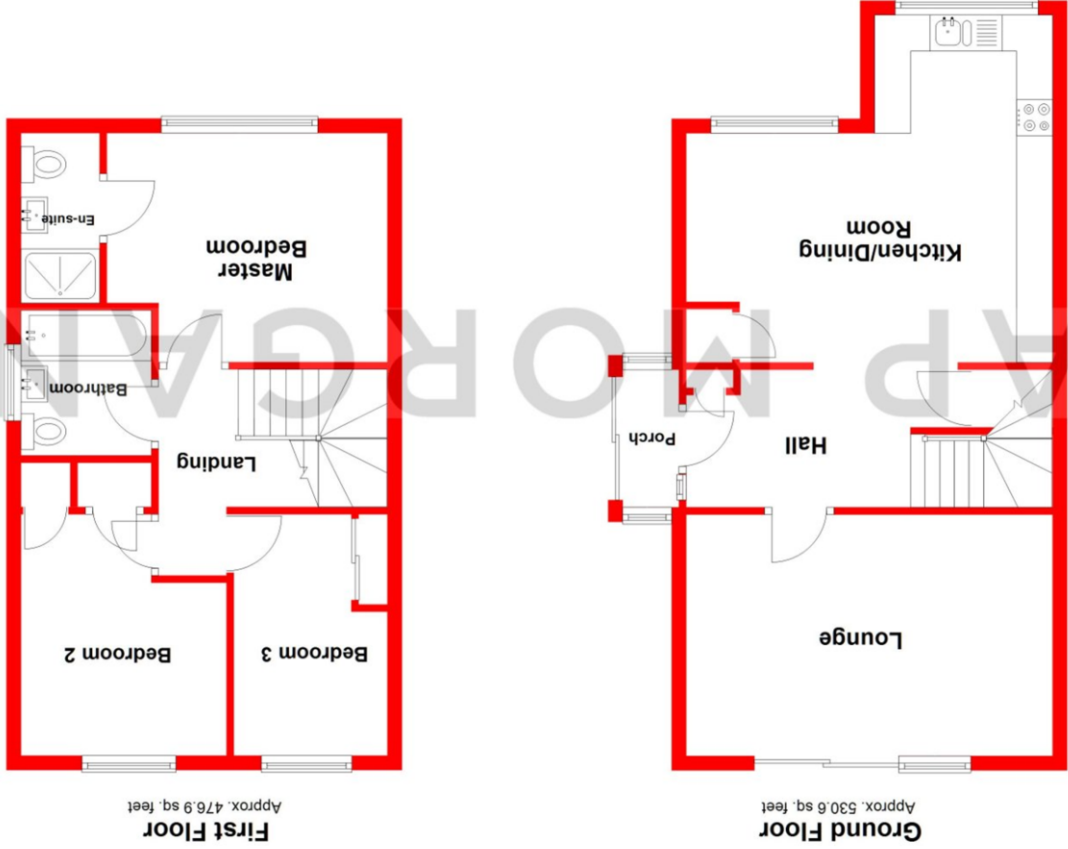
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Total area: approx. 1007.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate 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.

Plan produced using PlanUp.

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