

AP MORGAN



Green Lane, Catshill, Bromsgrove
Asking Price £375,000

Features:

- Deceptively spacious detached family home
- Four generous bedrooms
- Lounge, formal dining room & office/playroom
- Stylish family shower room, En-suite & ground floor W/C
- Generous fitted kitchen/breakfast room
- Mature low maintenance garden & large driveway
- Popular location for local shops, conveniences & schooling
- EPC - D

Description:

An excellent opportunity to purchase this, comfortable family home, providing a spacious layout and four generously sized bedrooms; situated in a central location to Catshill village and shops. As well as being in the catchment area for a good variety of schooling options. The property would lend itself well to growing families offering flexibility to reconfigure the layout to accommodate spacious open plan family living,

The property is approached via a tarmacked driveway lawn to the side with well stocked planted borders and side access gate to the rear. Entering through the front door, the internal layout briefly comprises: Entrance Hallway, modern ground floor WC, stylish fitted kitchen with built-in oven, additional microwave/oven, induction hob, with extractor hood over, integrated dishwasher and fridge freezer; separate utility room having plumbing for a washing machine and space for a tumble dryer; spacious lounge with stylish inset electric fire and bay window; formal dining room with patio doors out to the garden; and a home office/games room also having bay window to the front.

Rising upstairs the first-floor landing has doors radiating off to: Master bedroom with access to a modern en-suite shower room, two further double bedrooms; fourth bedroom/study with fitted wardrobes; and a well-presented family shower room.

Externally, the property enjoys a mature, low maintenance rear garden with a block paved patio seating area, well stocked planted borders, timber shed store, fenced boundaries, and a covered side entry added to provide ease of access into the utility room.

The property is well-situated in the village of Catshill to offer access to a variety of local small shops, well regarded schooling, doctors



surgery, ease of access to major road links such as the M5 and M42 and local bus routes. Bromsgrove town is within reach providing further supermarket shopping, leisure facilities and restaurants.

Details:

Entrance Hallway

Ground Floor Guest W/C 4'10" x 2'10" (1.47m x 0.86m)

Lounge 17'7" x 11'7" (5.36m x 3.53m)

Dining Room 9'8" x 9'3" (2.95m x 2.82m)

Kitchen/Breakfast Room 14'4" x 10' (4.37m x 3.05m)

Utility Room 5'11" x 7'2" (1.8m x 2.18m)

Office/Games Room 11'5" x 7'2" (3.48m x 2.18m)

First Floor Landing

Master Bedroom 12'7" x 11'6" (3.84m x 3.5m)

En-suite Shower Room 5'5" x 7'9" (1.65m x 2.36m)

Bedroom Two 9'5" x 8'5" (2.87m x 2.57m)

Bedroom Three 10'1" x 8' (3.07m x 2.44m)

Bedroom Four 8' x 11' (2.44m x 3.35m)

Family Shower Room 9'5" x 4'4" (2.87m x 1.32m)

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

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.

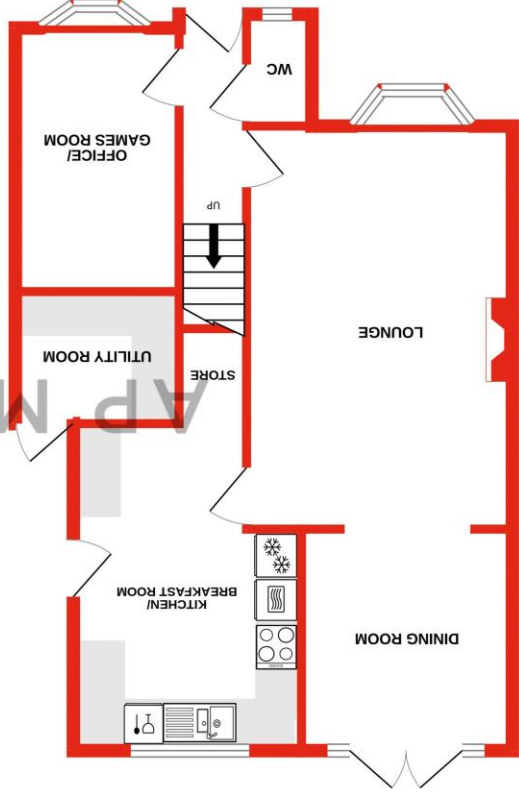
Need a solicitor?

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.

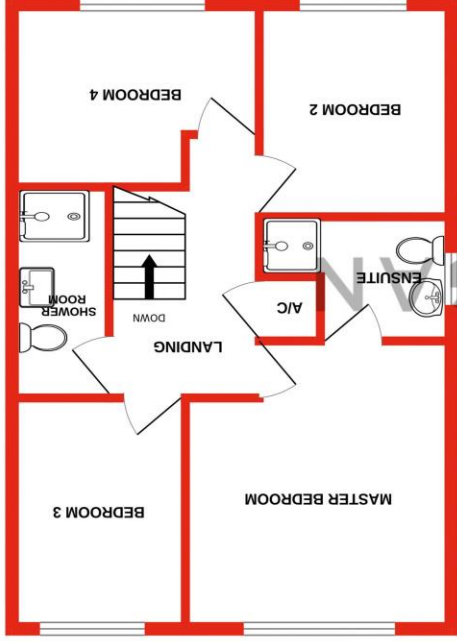
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR (57.5 sq.m.) approx.



1ST FLOOR (48.7 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 are approximate and no responsibility is taken for any 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 operation or efficacy can be given. Made with Metropix 5/2023

TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.

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