

**AP MORGAN**



**Meadow Road, Catshill, Bromsgrove**  
Offers in the region of £410,000



### Features:

- Generously extended period style property
- Five bedrooms with large en-suite to master
- Lounge & large kitchen/dining/family room
- Family shower room & ground floor W/C
- Double garage & garden room
- Extensive rear garden & large driveway

### Description:

Occupying a substantial plot within a popular location of Catshill, Bromsgrove, is this generously extended, five bedroom, semi-detached home.

The property is approached via a large driveway offering parking for multiple cars, a lawned area, and access to a double garage fitted with electrical sockets and lighting.

The property is entered via an enclosed porch leading to the front door. Once inside, the property briefly comprises a welcoming entrance hallway with original feature Minton tiles flooring, a lounge, an impressive open-plan kitchen/dining/family room offering a seating area with a log burner, a range of fitted wall and base kitchen units, an integrated oven and microwave, a separate utility area, a ground floor W/C, and a large garden room/storage area.

Rising upstairs, the first-floor landing has doors radiating off to a spacious dual-aspect master bedroom leading to a large en-suite bathroom offering a freestanding bathtub and a separate walk-in shower, double bedrooms two, three, and four, a single bedroom five/study, and a family shower room.

Moving outside, the property enjoys an extensive rear garden laid to an initial seating area, with a well-maintained lawn and well-established planted borders, along with a side access gate to the frontage.

Further benefits include gas-fired central heating and double glazing, solar panels offering reduced utility bills, and two loft spaces, with one partially boarded.





The property resides in a popular residential location of Catshill offering access to a local park, bus routes and ease of access to both M42/M5 motorway junctions, and Bromsgrove town centre facilities less than 2 miles away.

**Details:**

**Porch**

**Lounge** 13'3" x 11'1" (4.04m x 3.38m)

**Kitchen/Dining/Family Room** 19'1" (5.82) x 17'10" (5.44)  
*Both max*

**Utility Room** 8'6" x 5' (2.6m x 1.52m)

**Ground Floor W/C**

**Garden Room** 16'4" x 7'3" (4.98m x 2.2m)

**Double Garage** 18'2" x 23'5" (5.54m x 7.14m)

**First Floor Landing**

**Master Bedroom** 22'5" x 8'7" (6.83m x 2.62m)

**En-suite Bathroom** 11'2" x 8'10" (3.4m x 2.7m)

**Bedroom Two** 11'5" (3.48) x 11'1" (3.38) *Both max*

**Bedroom Three** 11' (3.35) x 9'6" (2.9) *Both max*

**Bedroom Four** 7'10" x 9' (2.4m x 2.74m)

**Bedroom Five** 7'10" (2.4) x 8' (2.44) *both max*

**Shower Room** 5'4" x 6'2" (1.63m x 1.88m)

**EPC Rating:** C

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

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



## 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?

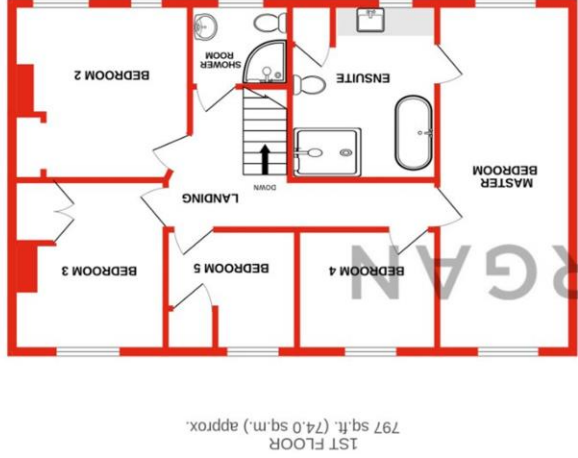
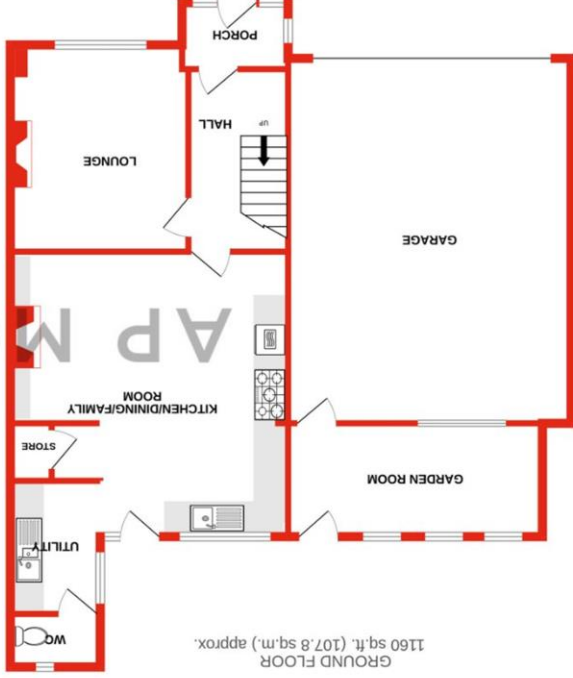
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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 error, omission or mis-statement. This plan is for guidance purposes only and should be taken 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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