

**AP MORGAN**



**Crownhill Meadow, Catshill, Bromsgrove**  
Offers in excess of £410,000

**Features:**

- Four bedroom detached family home
- Sought after location
- Generous lounge & separate dining room
- Fitted breakfast kitchen & separate utility
- Family bathroom, En-suite to master & guest W/C
- Rear garden & conservatory
- Driveway & garage
- EPC - C

**Description:**

A well-presented four bedroom, detached family home positioned within a sought-after location in Catshill, Bromsgrove.

The interior of the property briefly comprises, large entrance hall accessed by a composite front door; generous sized lounge having box bay to front, feature gas fire and double French doors leading to good sized dining room having further doors leading to the conservatory; ground floor W/C; good sized fitted breakfast kitchen offering a range of wall and base units with granite countertops integrated appliances to include a double oven, dishwasher, fridge and gas hob and separate utility room.

Rising upstairs the first-floor landing accommodates a master bedroom complete with shower room en-suite, three further good-sized bedrooms (with bedroom four currently being utilised as a dressing room) and a well-presented family bathroom providing shower over bath.

Moving outside, the rear of the property enjoys a well-presented garden, laid initially to timber decking and paved seating areas to a lawn with timber shed store.

The property further benefits from double glazing, gas central heating, garage with fitted power lighting and tap, and a driveway.

Situated in a well-regarded area of Catshill popular for its access to nearby First, Middle and High Schools as well as fantastic road links including ease of access to the M5 and M42. In addition there are a variety of nearby shops, pubs and eateries with Bromsgrove Town within easy reach providing additional shopping and amenities.



**Details:**

**Entrance Hall**

**Ground Floor W/C**

**Lounge** 17' x 12'3" (5.18m x 3.73m)

**Dining Room** 10'4" x 12'3" (3.15m x 3.73m)

**Kitchen/Breakfast Room** 13'3" x 13' (4.04m x 3.96m)

**Utility Room** 5'5" x 4'10" (1.65m x 1.47m)

**Conservatory**

**Garage** 18' x 8'10" (5.49m x 2.7m)

**First Floor Landing**

**Master Bedroom** 12'7" x 10'9" (3.84m x 3.28m)

**En-suite** 5'1" x 8'1" (1.55m x 2.46m)

**Bedroom Two** 9'6" x 10'9" max (2.9m x 3.28m max)

**Bedroom Three** 10'7" x 9'7" (3.23m x 2.92m)

**Bedroom Four** 8'9" (2.67) x 8'7" (2.62) Both max inc wardrobes

**Family Bathroom** 7' x 5'6" (2.13m x 1.68m)

**EPC Rating:** C

**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?

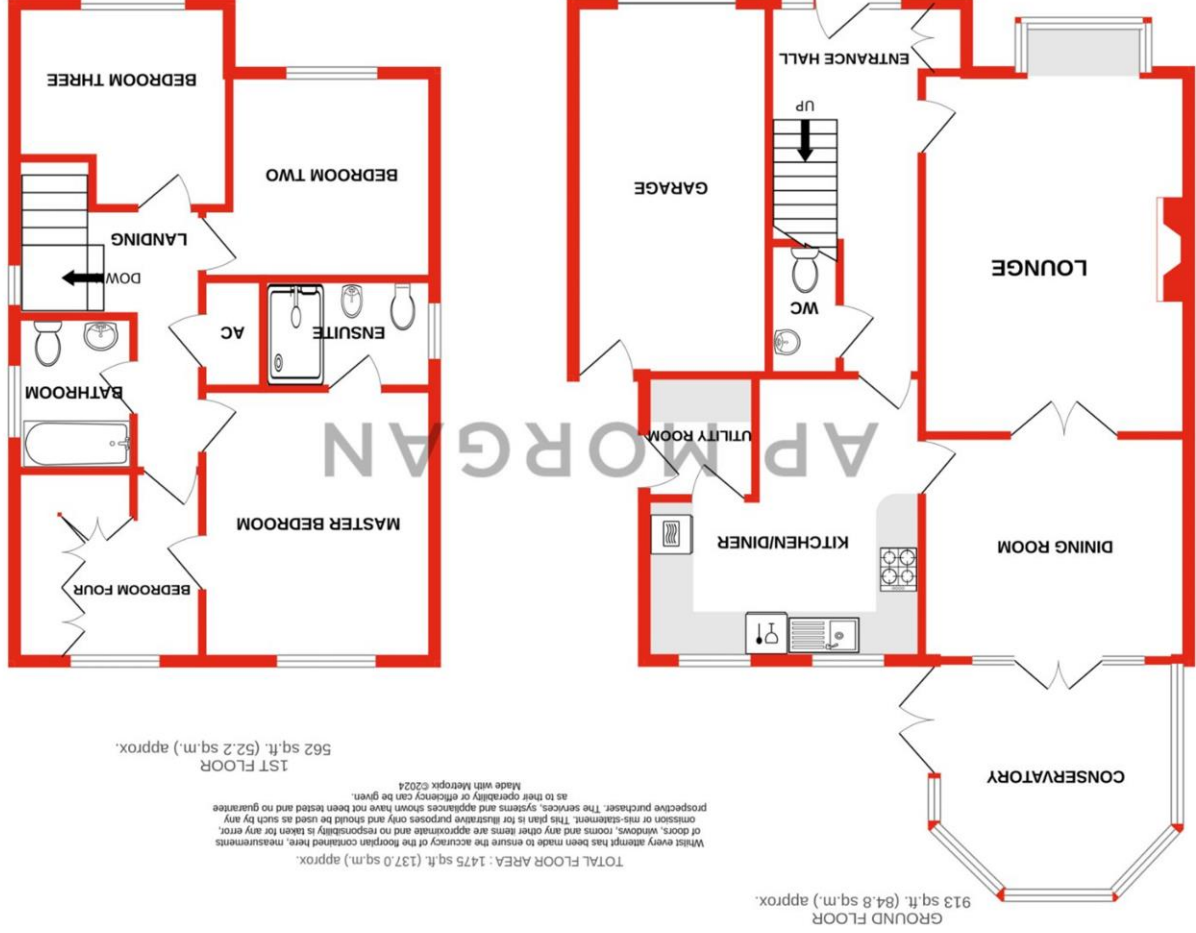
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### Need a solicitor?

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### Need a removal company and storage?

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