

AP MORGAN



**Haydock Road, Catshill, Bromsgrove**  
Asking Price £475,000

### Features:

- Generously laid detached house
- Five bedrooms
- Spacious lounge & further sitting room
- Lounge/diner & utility room
- Family bathroom, 2 en-suites & ground floor w.c
- Double garage & driveway
- Enclosed rear garden

### Description:

Constructed in 2001 is this generously laid five bedroom, detached family home occupying a corner position within a well-regarded location on a modern development in Catshill, Bromsgrove.

The imposing property is approached via a driveway bordered by a well-maintained fore-garden and an open canopy porch over the front door. Once inside the layout briefly comprises: Entrance hallway with ground floor guest w.c, generous lounge, additional sitting room, open plan kitchen/breakfast room with a separate utility room, and a double garage fitted with electrical sockets and lighting.

Rising upstairs the first floor landing has doors radiating off to: Master bedroom with fitted wardrobes and access to an en-suite shower room, double bedrooms two and three both having access to a Jack & Jill en-suite bathroom, double bedroom four, good sized single bedroom five and a family bathroom suite.

Moving outside to the rear of the property enjoys an enclosed South facing rear garden laid to an initial paved patio seating area, to lawn with timber fencing and walled boundaries.

Further benefits include gas fired central heating, boarded loft space with pull-down ladder and lighting, and fitted CCTV system.

The property is conveniently situated within easy walking distance from local shops, facilities and amenities. Furthermore there are well-regarded first, middle, and high schools nearby including the prestigious Bromsgrove private



School. The property also sits within easy reach of fantastic commuter routes including access to the M5 and M42 for commuting into Birmingham, Worcester and the surrounding areas. Bromsgrove town centre offers a range of eateries, leisure centres and gyms, supermarkets as well as doctors, dentists, Health Centre and professional services.

**Details:**

**Entrance Hall**

**Ground Floor W/C**

**Sitting Room** 12'9" (3.89) x 10'5" (3.18) Both max

**Lounge** 14'7" (4.45) x 16'10" (5.13) Both max

**Kitchen/Breakfast Room** 11'1" (3.38) x 19'1" (5.82) Both max

**Utility Room** 5'2" x 7 (1.57m x 7)

**Double Garage** 17'6" x 16'10" (5.33m x 5.13m)

**First Floor Landing**

**Master Bedroom** 11'3" (3.43) to front of wardrobes x 11'7" (3.53)

**En-suite** 6'1" x 6'5" (1.85m x 1.96m)

**Bedroom Two** 11'7" (3.53) x 14'10" (4.52) Both max

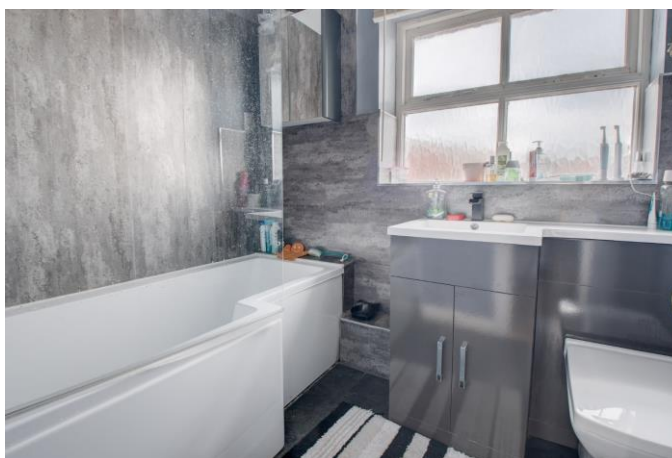
**Bedroom Three** 11'7" x 13'1" Both max (3.53m x 4m Both max)

**Jack & Jill En-suite** 5'4" x 8' (1.63m x 2.44m)

**Bedroom Four** 14'5" x 9'8" (4.4m x 2.95m)

**Bedroom Five** 9'8" (2.95) x 7'4" (2.24) Both min

**Family Bathroom** 5'3" x 7'2" (1.6m x 2.18m)



## 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?

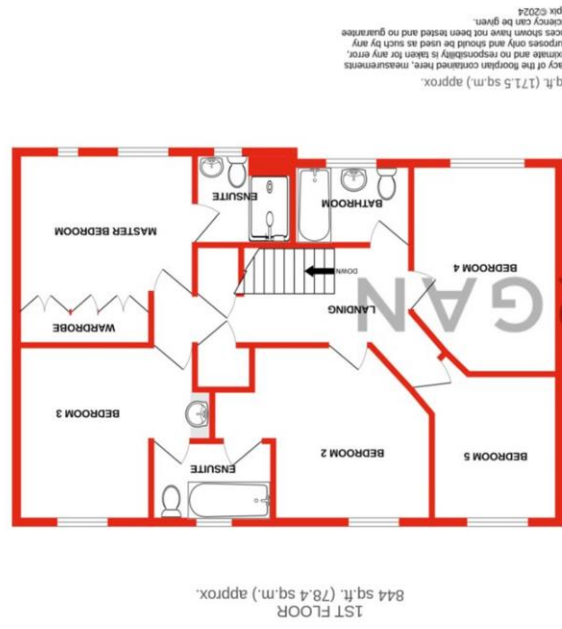
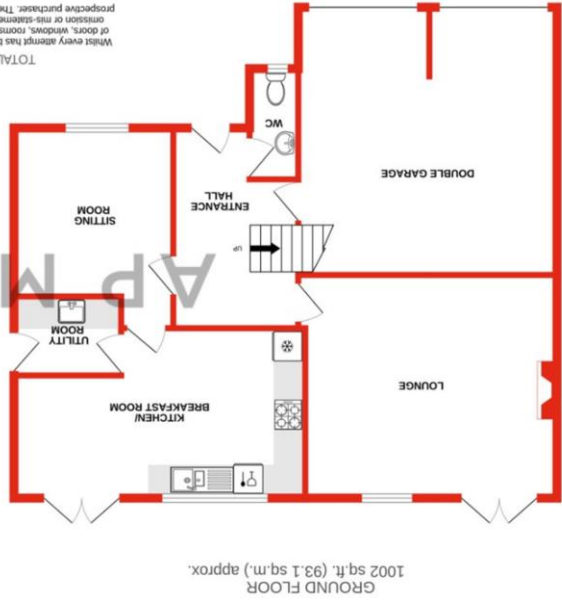
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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