

AP MORGAN



**Crownhill Meadow, Catshill, Bromsgrove**  
Offers in the region of £450,000

**Features:**

- Beautifully presented family home
- Four good-sized bedrooms
- Three reception rooms
- Stylish fitted kitchen & utility room
- Newly fitted boiler within 10 year warranty
- Modern bathroom, en-suite, & ground floor w/c
- Large rear garden
- Driveway

**Description:**

An executive four bedroom, detached family home, benefitting from three reception rooms, stylish kitchen/diner, re-fitted family bathroom and en-suite. The property is positioned on a generous plot within a well-regarded cul-de-sac location of Catshill, Bromsgrove.



The interior of the property briefly comprises, large entrance hall accessed by a new 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 sizable rear gardens; converted garage to provide an additional reception room (currently used as a playroom); a ground floor W/C; contemporary fitted breakfast kitchen offering a range of integrated appliances and separate utility room.



Rising upstairs the first-floor landing has doors leading off to: a master bedroom complete with a modern shower room en-suite, three further good-sized bedrooms and a well-presented family bathroom providing shower over bath.

Moving outside, the rear of the property enjoys an immaculately presented and extensive garden, offering a fantastic space for large families and entertaining guests. The garden presents a paved patio to large lawn with planted borders, blossom tree, timber shed store and fenced boundaries.

The property further benefits from double glazing throughout, gas central heating with a recently replaced boiler (within warranty) re-laid flooring throughout the ground floor, both bathrooms being newly fitted, new composite rear door and a tarmac driveway for off-road parking.



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 Hallway

Guest W/C

Lounge 17' x 12'4" (5.18m x 3.76m)

Dining Room 10'4" x 12'4" (3.15m x 3.76m)

Kitchen/Breakfast Room 13'3" x 12'11" (4.04m x 3.94m)

Reception/Playroom 16'9" x 8'5" (5.1m x 2.57m)

First Floor Landing

Master Bedroom 12'7" x 10'8" (3.84m x 3.25m)

En-Suite 5'1" x 7'11" (1.55m x 2.41m)

Bedroom Two 9'6" x 10'8" (2.9m x 3.25m)

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

Bedroom Four 8'9" x 8'9" (2.67m x 2.67m)

Family Bathroom 7'2" x 5'6" (2.18m 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?

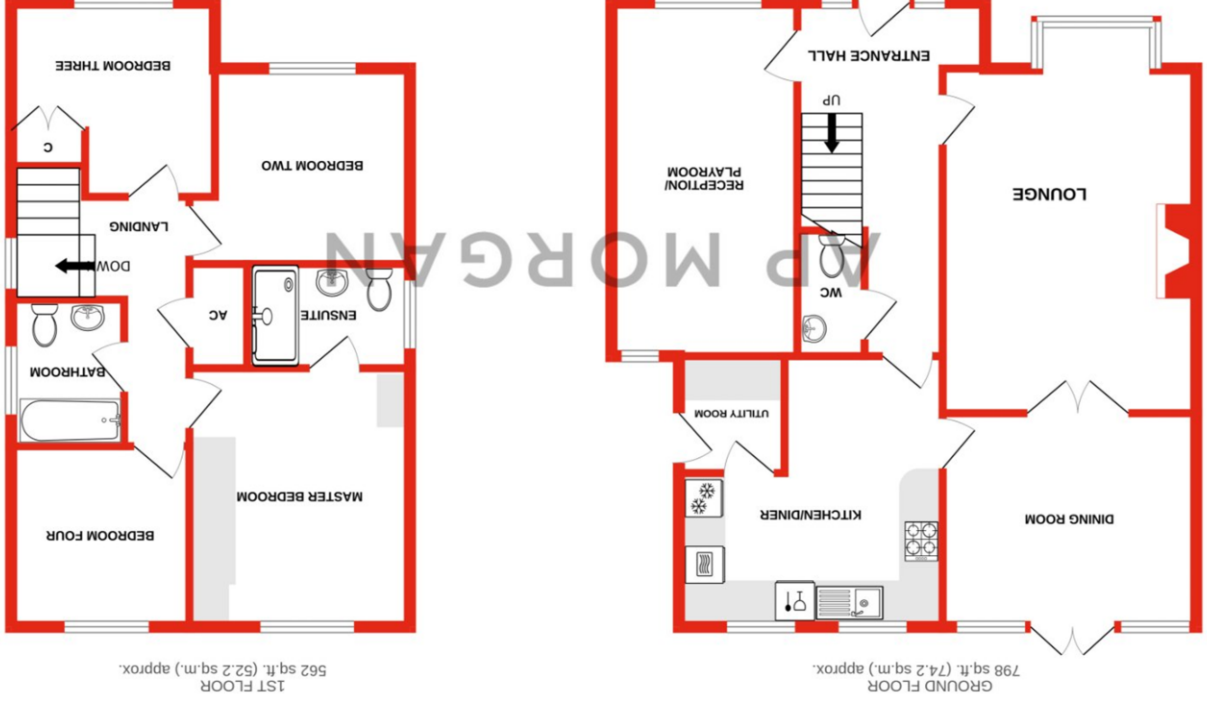
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 : 1361 sq.ft. (126.4 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 business 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.  
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