

**AP MORGAN**



**Meadow Road, Catshill, Bromsgrove**  
Offers Over £325,000



**Features:**

- Offered with no onward chain
- Thoughtfully extended former nailers cottage
- Four bedrooms (3 being generous doubles)
- Two spacious reception rooms & conservatory
- Kitchen & utility room
- Family bathroom & ground floor shower room
- Large rear garden & driveway for parking multiple cars
- Solar panels for reduced utility bills

**Description:**

Offered with no onward chain is the deceptively spacious four bedroom, detached, former nailers cottage, which has been thoughtfully extended over the years to now provide spacious and flexible family living accommodation. The property occupies a large plot approximately 1/4 of an acre and is set within a popular location of Catshill, Bromsgrove, ideal for access to well-regarded schooling and ease of access to major road links.

The property is approached via a driveway offering parking for multiple cars and a vehicle access gate to the side which was previously used to park a caravan.

Once inside the generous interior briefly comprises: Entrance hallway, dining room with original exposed timber beam, spacious lounge, conservatory, kitchen, separate utility room, ground floor shower room, handy understairs cloaks store, and an internal door through to the garage which benefits from fitted power sockets and lighting.

Rising upstairs, the first floor gallery landing has doors leading off to: Three generous double bedrooms, a single bedroom four, and a three piece family bathroom suite.

Moving outside, the property enjoys an extensive sunny aspect rear garden laid to an initial paved seating area with sunken pond, well stocked planted beds, lawn, two greenhouses and raised planters to the rear.

Further benefits include: gas fired central heating and double glazing, and fitted solar panels offering reduced utility bills.

The property is situated close by to a good range of local shops and convenience stores, post office, park and a range of eating establishments, as well as accessible for schooling and the M5/M42 motorway junctions.





**Details:**

**Entrance Hall**

**Dining Room** 13'3" x 10'5" (4.04m x 3.18m) Both max

**Lounge** 22'4" x 12'1" (6.8m x 3.68m)

**Conservatory** 12'2" x 10'2" (3.7m x 3.1m)

**Kitchen** 16' x 7'4" (4.88m x 2.24m)

**Utility Room** 4'5" x 5' (1.35m x 1.52m)

**Ground Floor Shower Room** 7'6" x 5' (2.29m x 1.52m)

**Cloakroom** 6' x 8'10" (1.83m x 2.7m) Both max

**Garage** 17'1" x 12'1" (5.2m x 3.68m) Both max

**First Floor Landing**

**Bedroom One** 15'5" x 12'1" (4.7m x 3.68m)

**Bedroom Two** 16'10" x 12' (5.13m x 3.66m) Both max

**Bedroom Three** 14'1" x 7'6" (4.3m x 2.29m)

**Bedroom Four** 8'3" x 5'8" (2.51m x 1.73m)

**Bathroom** 6'7" x 9' (2m x 2.74m) Both max



**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?

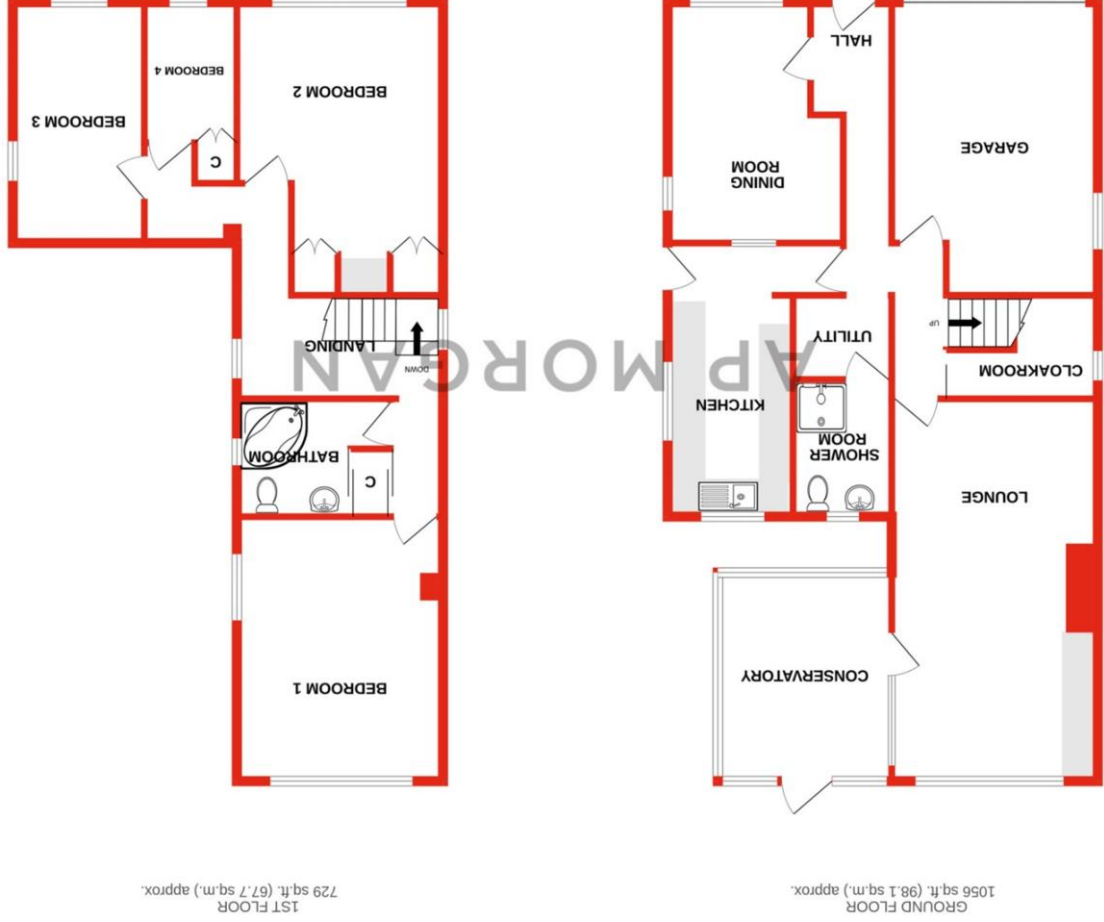
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



GROUND FLOOR  
1056 sq. ft. (98.1 sq.m.) approx.

1ST FLOOR  
729 sq. ft. (67.7 sq.m.) approx.

While 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 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 operability or efficiency can be given.  
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