

**AP MORGAN**



**Cowslip Close, Catshill, Bromsgrove**  
Offers in the region of £495,000



### Features:

- Stunning five bedroom detached home
- Spacious accommodation laid over three floors
- Contemporary fitted kitchen/diner
- Two generous reception rooms
- Family bathroom, two en-suites & ground floor w/c
- Impressive master bedroom suite with dressing area
- Part converted garage gym & store
- Landscaped rear garden & block paved driveway

### Description:

An immaculately presented and thoughtfully extended, five-bedroom, detached family home, conveniently set in a modern residential development located in a popular area of Catshill, north of Bromsgrove town.

The well-presented property is approached via a fore-garden with artificial lawns and a block-paved covered driveway to the side leading to the front of the garage store area with a remote-operated roller shutter door. The rear of the garage has been converted into a useful gym/home office space.

Once inside, the main residence briefly comprises: a welcoming entrance hall, a ground floor w/c, a large lounge with a feature bay window and log burner, a family room extension to the rear with a sky lantern and bi-fold doors out to the rear garden, a modern open plan kitchen/dining room, and a separate utility room.

Rising upstairs, the first-floor landing has doors radiating off to: three double bedrooms, with bedroom two having an en-suite shower room and built-in wardrobes, a good-sized bedroom four (currently being used as a home office), and a family bathroom suite with a shower over the bath.

A further staircase rises to the second floor, which exclusively hosts the impressive master bedroom suite, showcasing a dressing area with bespoke fitted wardrobe storage and a modern en-suite shower room.

Further benefits include gas-fired central heating, double glazing throughout, a house alarm system, a boarded loft





space above the garage with a fitted ladder, and a CCTV system.

Situated within a well-regarded location, the property has access to a good range of local amenities, including small shops and takeaways, a village school, a community centre, a historical church, and superb accessibility for reaching the M5/M42 motorway junctions.

#### **Details:**

##### **Entrance Hall**

##### **Ground Floor W/C**

**Lounge** 25'4" x 10'8" (7.72m x 3.25m) Both max

**Family Room** 15'2" x 10'8" (4.62m x 3.25m)

**Kitchen/Dining Room** 21'8" x 11'2" (6.6m x 3.4m) Both max

**Utility Room** 5'8" x 6'6" (1.73m x 1.98m)

**Garage Store** 6' x 9'10" (1.83m x 3m)

**Converted Garage Gym/Study** 13'3" x 9'10" (4.04m x 3m)

##### **First Floor Landing**

**Bedroom Two** 11'9" x 11'6" (3.58m x 3.5m)

**Ensuite** 5'9" x 7' (1.75m x 2.13m)

**Bedroom Three** 11'8" x 10'6" (3.56m x 3.2m) Both max

**Bedroom Four** 11' x 13'1" (3.35m x 4m) Both max

**Bedroom Five** 9'9" x 7'7" (2.97m x 2.3m)

**Family Bathroom** 6'3" x 7'9" (1.9m x 2.36m)

##### **Second Floor**

**Master Bedroom & Dressing Area** 15'1" x 29' (4.6m x 8.84m)



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