

**AP MORGAN**



**Newbury Close, Catshill, Bromsgrove**  
Offers Over £265,000



### Features:

- Well-presented semi-detached home
- Popular cul-de-sac location
- Three generously sized bedrooms
- Family bathroom & ground floor w/c
- Spacious lounge/diner & kitchen
- Low maintenance south facing rear garden
- Driveway for parking multiple cars
- Scope for extension (Subject to planning)

### Description:

Situated in the popular area of Catshill on the north side of Bromsgrove town is this well-presented semi-detached family home, benefiting from three good-sized bedrooms and a south facing rear garden, located in a well-regarded cul-de-sac ideal for local conveniences in Catshill Village and excellent road links.

The property is approached via a driveway providing comfortable parking for two cars and features an open canopy porch over the front door.

Once inside, the welcoming interior briefly comprises: a spacious entrance hall with access to a ground floor guest WC and understairs storage cupboard, a kitchen fitted with a range of wall and base units, inset sink, and space for a range of freestanding appliances, and a spacious open-plan lounge/dining room with two windows to the rear and a door leading out to the garden.

Rising upstairs, the first-floor landing has doors leading off to two spacious double bedrooms, a larger-than-average third bedroom with space for a three-quarter-sized double bed, and a three-piece family bathroom suite with a shower over the bath.

Moving outside, the property enjoys a well-maintained south facing rear garden laid to a wraparound patio seating area with lawn, two timber outbuildings, and an additional lean-to/side store offering access to the front. In addition the rear garden offers scope to extend the property subject to relevant planning permissions.





The property is conveniently located within easy walking distance of local shops, amenities, and services. There are also well-regarded first, middle, and high schools nearby, including the prestigious Bromsgrove School. Excellent transport links are close by, with easy access to the M5 and M42, making this an ideal location for commuting to Birmingham, Worcester, and surrounding areas. Bromsgrove town centre offers a wide range of facilities including restaurants, leisure centres, supermarkets, medical services, and more.

**Details:**

**Entrance Hall**

**Ground Floor W/C**

**Lounge/Diner** 4.17 x 4.96 Both max

**Kitchen** 3.49 x 2.76 Both max

**Bedroom One** 3.98 x 2.97 Both max

**Bedroom Two** 3.73 x 2.97 Both max

**Bedroom Three** 2.96 x 2.22

**Family Bathroom** 1.75 x 2.31

**EPC Rating:** C

**Council Tax Band:** C (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?

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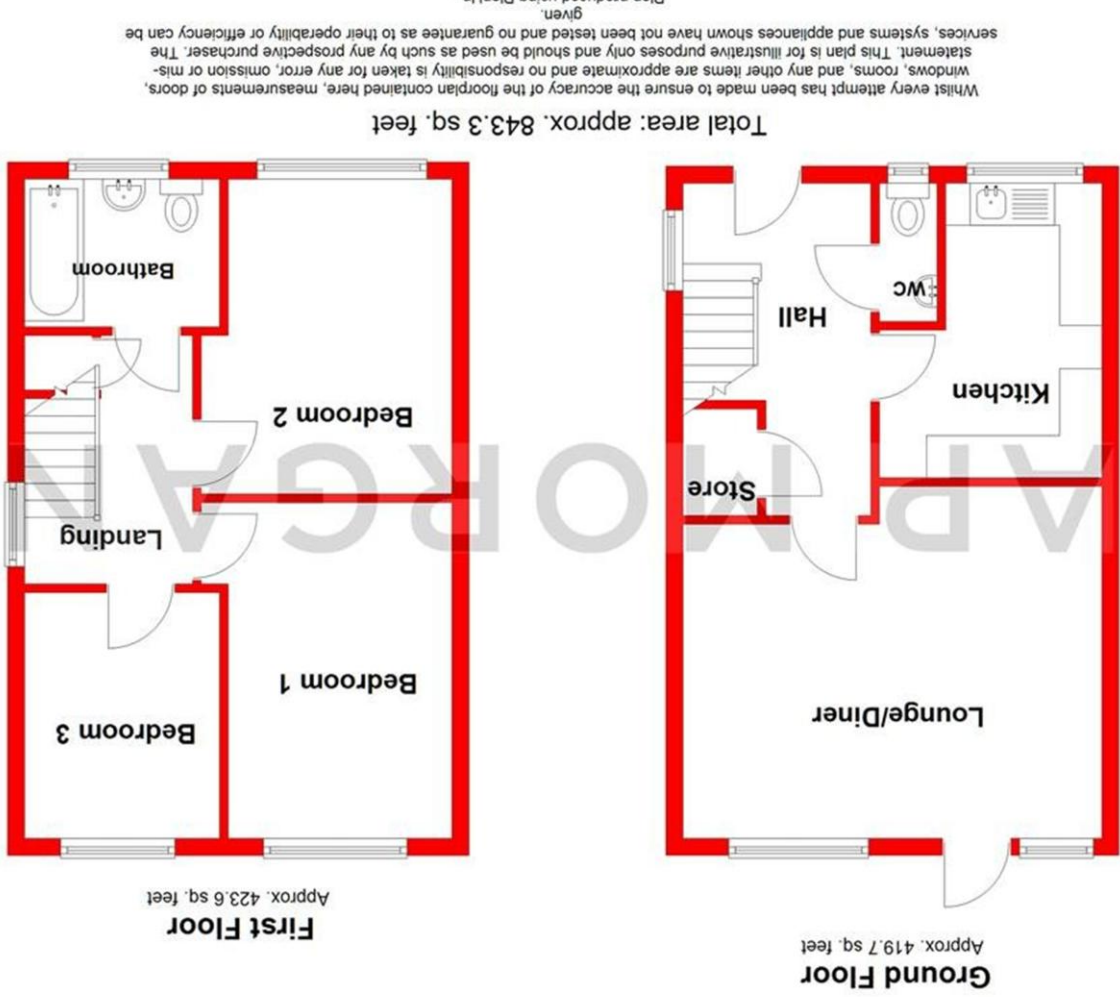
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