

AP MORGAN



The Meadows, Catshill, Bromsgrove
Offers in the region of £545,000

Features:

- Executive detached family home built in 2004
- Occupying a well-regarded cul-de-sac location
- Five double bedrooms including accessible ground floor bedroom
- Three reception rooms & kitchen/breakfast room
- Family bathroom, three en-suites & guest w/c
- Detached double garage offering excellent potential
- Attractive landscaped rear garden
- Large driveway for multiple cars

Description:

An excellent opportunity to purchase this substantial and versatile detached family residence situated in a modern cul-de-sac location at the head of The Meadows, a small and exclusive development built by the respected local developer David Payne. Occupying a generous plot, this property offers spacious and adaptable accommodation ideal for multi-generational living or those seeking flexible home working arrangements.

Upon entering the property, the ground floor layout briefly comprises an entrance hall with a guest cloakroom/WC, a generous lounge with a front-facing bay window, and double doors opening into a formal dining room to the rear. The modern kitchen/breakfast room is fitted with a range of units and a central island, with French doors leading outside, and a separate utility room adjacent to the kitchen. To the front of the house is a sizeable study, which offers excellent flexibility and could serve as an additional lounge, dining room, or playroom. A significant feature of the ground floor is the fifth bedroom, complete with a large en-suite with the opportunity to reinstall a shower. This space offers ideal potential as a guest suite, annexe-style living, or a substantial home office.

From the first-floor landing, doors radiate off to four well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while bedroom two also includes an en-suite. Bedrooms three and four are served by the modern family bathroom.



Externally, the property enjoys an expansive corner plot with a generous driveway providing parking for several vehicles, wrap-around lawns to the front and side, and a detached double garage with power, lighting, and a fully boarded loft space – offering scope for conversion into a home office, gym, or business premises (subject to necessary permissions). The beautifully presented landscaped rear garden is laid to lawn with mature, well-stocked planted borders, a stone patio area ideal for outdoor entertaining, and a peaceful brook beyond the garden boundary.

The Meadows is ideally located within easy reach of both Bromsgrove town centre and the village of Catshill, which offers a variety of local shops, schools, and medical facilities. Excellent transport links include Bromsgrove Railway Station (just 2 miles away) and quick access to the M5 (Junction 4) and M42 (Junction 1), making this a convenient base for commuters to Birmingham, Worcester, and beyond.

Details:

Entrance Hall

Guest W/C 1.51 x 1.62

Lounge 5.97 x 3.55 Max into bay

Dining Room 3.88 x 3.55 Max into bay

Kitchen/Breakfast Room 2.96 x 5.30

Utility Room 1.51 x 2.45

Study/Playroom 3.13 x 3.60 Max into bay

Ground Floor Bedroom Five 3.97 x 3.46

En-suite 1.96 x 3.46

Detached Double Garage 5.47 x 4.94

First Floor Landing

Master Bedroom 4.4 x 3.55



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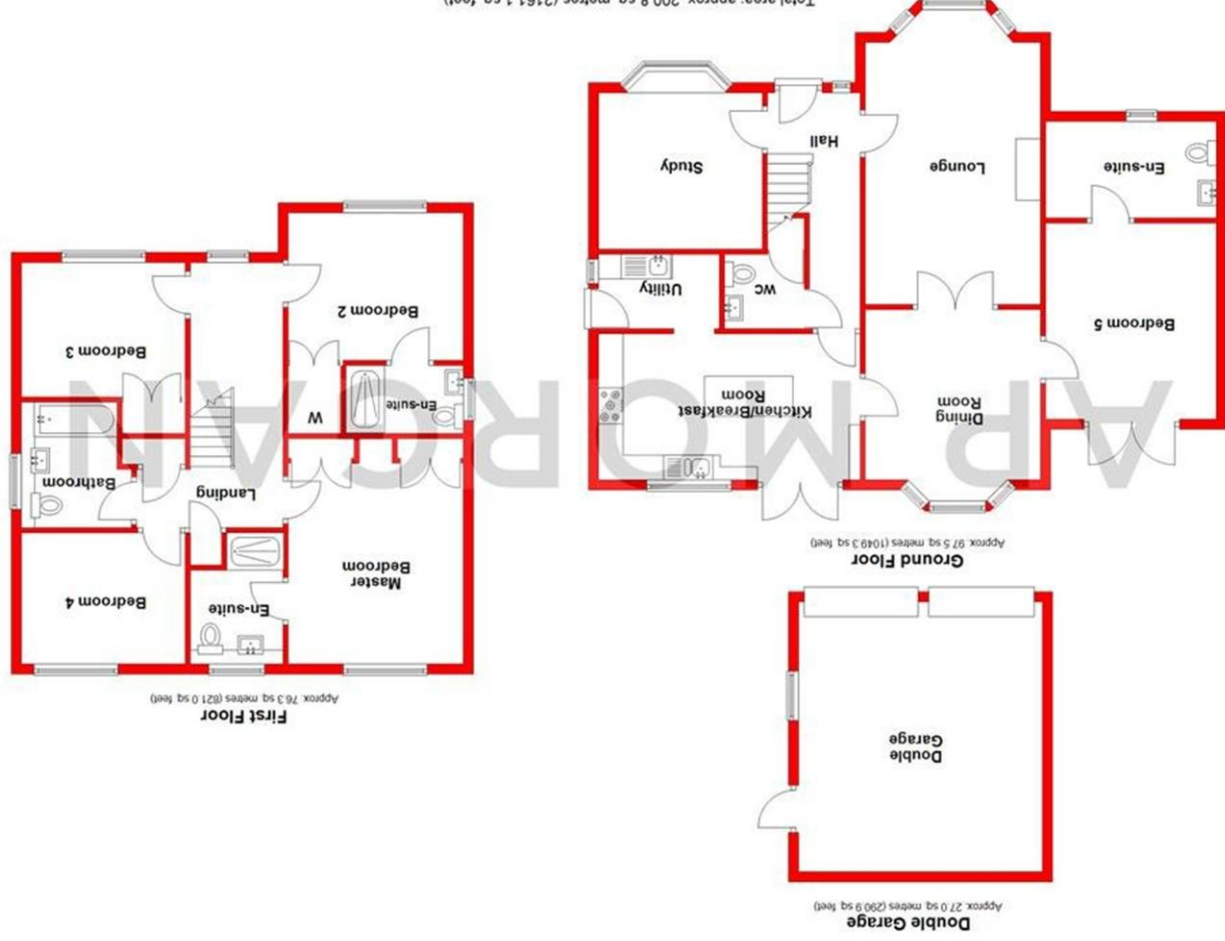
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