

AP MORGAN



Shelley Close, Catshill, Bromsgrove
Offers Over £205,000

Features:

- Well-laid end-terraced house
- Three good-sized bedrooms
- Garage and parking to the rear
- Open plan lounge & dining room
- Re-fitted kitchen & bathroom
- Low maintenance rear garden
- Popular location near to open playing field
- Access to excellent road links

Description:

A deceptively spacious three-bedroom, end-terraced house, situated in a popular cul-de-sac location of Catshill, complete with a garage and parking to the rear, offering access to open countryside walks and a nearby playing field.

The property is approached via a gated frontage with an enclosed double-glazed porch leading to the front door.

Once inside, the layout briefly comprises: an entrance hallway with under-stairs storage, a good-sized lounge with an electric fire, and an archway opening into the dining room with double-glazed French doors to the rear. The modern re-fitted kitchen is equipped with a range of cupboard units, an integrated oven with a gas hob, and space for a fridge/freezer. Completing the ground floor is a heated conservatory at the rear, leading out to the garden.

Rising upstairs, the first-floor landing has doors leading off to: a double bedroom one, a double bedroom two with a boiler store cupboard, a sizable single bedroom three with a built-in desk, and a re-fitted bathroom suite with a shower over the bath.

Moving outside, the property features a low-maintenance rear garden primarily laid to paving, with steps leading to the garage at the rear, which is fitted with power. There is also a gate providing access to an off-road parking space.

The property occupies a convenient location on the fringes of Catshill village, within easy reach of a range of small shops, eating establishments, express supermarkets, and local amenities including a First and Middle school, medical



and dental facilities, a community hall, and a chemist. Access to nearby road links such as the M5 and M42 allows for ease of travel and commuting to surrounding areas.

Details:

Porch

Hall

Lounge 3.71 x 4.36

Dining Room 2.89 x 3.79

Kitchen 2.89 x 2.42

Conservatory 2.23 x 2.72

Garage 5.74 x 2.7

First Floor Landing

Bedroom One 3.7 x 4.01 Both max

Bedroom Two 2.9 x 4.01 Both max

Bedroom Three 2.8 x 2.74 Both max

Bathroom 1.91 x 2.08

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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