

AP MORGAN



Foxtail Place, Catshill, Bromsgrove
Guide Price £650,000

Features:

- Executive detached family residence
- Desirable gated community
- Four double bedrooms with two en-suites
- Family bathroom & ground floor w/c
- Generous lounge/diner & home office
- Spacious kitchen/dining room with separate utility
- Beautifully presented & generous rear garden
- Large block paved driveway & garage

Description:

Situated within a secure, electric-gated community of only a handful of modern houses in Catshill, Bromsgrove, is this beautifully presented and substantial four double bedroom detached family residence.

The property is approached via a large frontage featuring a well-maintained lawned fore garden, a block-paved driveway providing ample parking, a garage, and an open canopy porch leading to the front door.

Inside, the welcoming and tastefully presented interior briefly comprises a reception hall with access to a ground floor guest WC, a good-sized home office or second reception room, and an impressive dual-aspect lounge/diner with a feature bay window to the front, gas fire, and double-glazed French doors opening out to the rear garden. Completing the ground floor is a generous open-plan kitchen/dining room fitted with a comprehensive range of wall and base units, a breakfast bar, and a range of high-specification integrated appliances including a microwave, oven and grill, electric hob, and fridge/freezer. A separate utility room provides space for laundry appliances and an external door out to the side of the property.

Rising upstairs, the first-floor galleried landing gives access to four well-proportioned double bedrooms, all with fitted wardrobe storage. The master bedroom and bedroom two each benefit from their own en-suite shower rooms. Completing the internal layout is a three-piece family bathroom suite with a shower over the bath.



Outside, the property enjoys a sunny, south-westerly facing rear garden, mainly laid to lawn with a large porcelain-paved patio area, an additional timber-decked seating space, and greenhouse. Part of the garden incorporates a culvert storm drain bordered by well-stocked planted beds on either side.

Further benefits include gas-fired central heating, double glazing throughout, power sockets and lighting within the garage, and joint ownership of the management company by all properties within the cul-de-sac.

The property occupies a unique and desirable location in Catshill, with close proximity to the M5 and M42, making it a convenient location for commuting to Birmingham and Worcester. The village also offers a middle school, a small selection of shops and local amenities, while the nearby town of Bromsgrove provides a wider range of supermarkets, shops, trendy bars and restaurants, and the prestigious Bromsgrove School.

Details:

Entrance Hall

Guest W/C 1.58 x 1.05

Office 2.43 x 3.28

Lounge/Diner 8.56 x 3.85 Max incl bay

Kitchen/Dining Room 6.04 x 5.91 Both max

Utility Room 1.72 x 2.13

Garage 5.62 x 2.98

Master Bedroom 4.78 x 3.88 Both max

En-suite 1.57 x 2.37

Bedroom Two 3.22 x 3.10

En-suite 2.05 x 2.68 Both max



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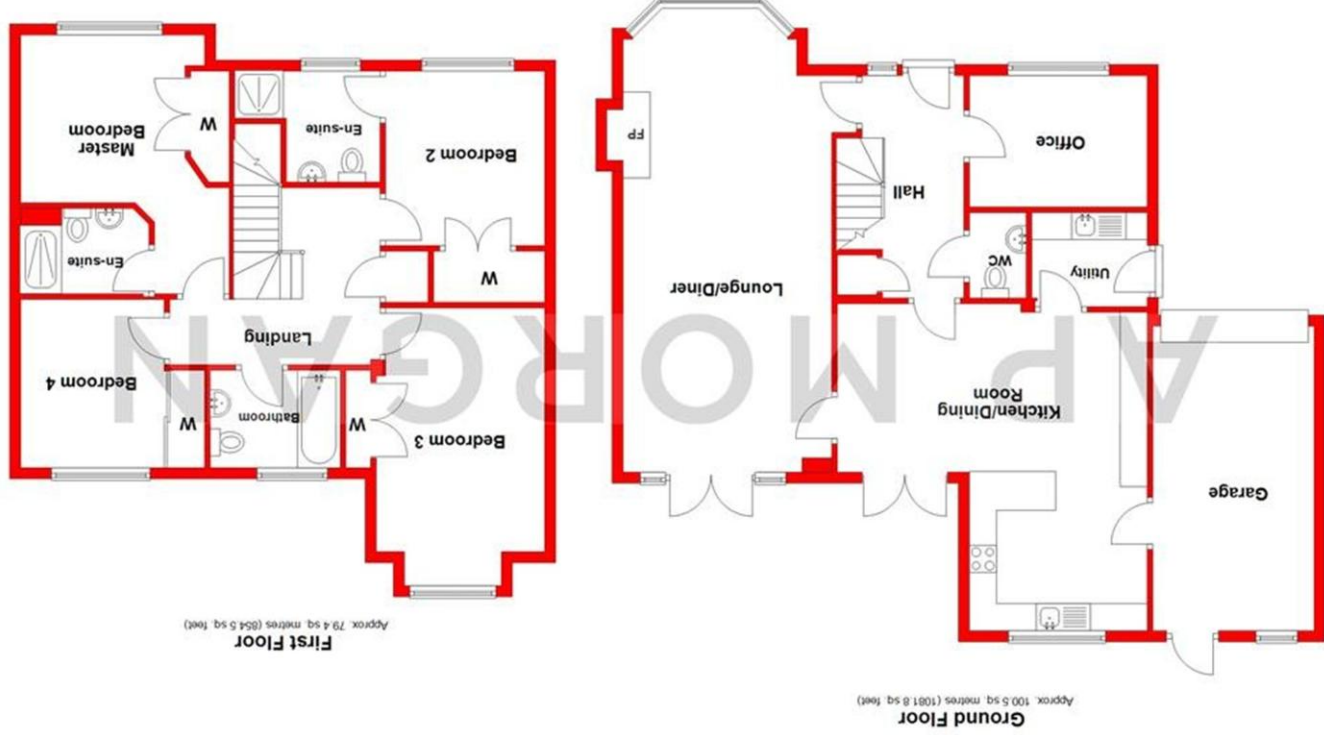
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