

**AP MORGAN**



**Spencer Walk, Catshill, Bromsgrove**  
Offers in the region of £199,950



**Features:**

- Offered with no onward chain
- Mid-terraced house
- Three bedrooms
- Spacious lounge
- Kitchen/Diner
- Family bathroom
- Ground floor w.c
- Low maintenance rear garden

**Description:**

Offered with no onward chain, this three-bedroom mid-terraced home is ideally located close to open fields while also providing ease of access to motorway junctions and the range of amenities within Catshill village. Local facilities include doctors' and dentists' surgeries, day-to-day shopping, restaurants, takeaways, and good public transport links.

Approached via a walkway, the property stands behind a lawned foregarden and is entered through a welcoming hallway with a useful under-stairs study area. The ground floor accommodation comprises a spacious lounge and a kitchen/diner with rear garden access, together with a convenient downstairs WC.

To the first floor, a central landing gives access to three well-proportioned bedrooms and a three-piece family bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, the enclosed rear garden is mainly paved for ease of maintenance and includes a gated access leading to a communal parking area.

This property presents a fantastic opportunity for first-time buyers, downsizers, or investors seeking a home in a well-connected location with both countryside and local amenities close at hand.



**Details:**

**Hall**

**Lounge** 12'2" x 14'4" (3.7m x 4.37m)

**Kitchen/Diner** 9'6" x 14'4" (2.9m x 4.37m)

**WC**

**Landing**

**Bedroom One** 9'7" x 13'6" (2.92m x 4.11m)

**Bedroom Two** 12'2" x 10'11" (3.7m x 3.33m)

**Bedroom Three** 9'1" x 9'6" (2.77m x 2.9m) Both max

**Bathroom** 5'7" x 7' (1.7m x 2.13m) Both max



**EPC Rating:** C

**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.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

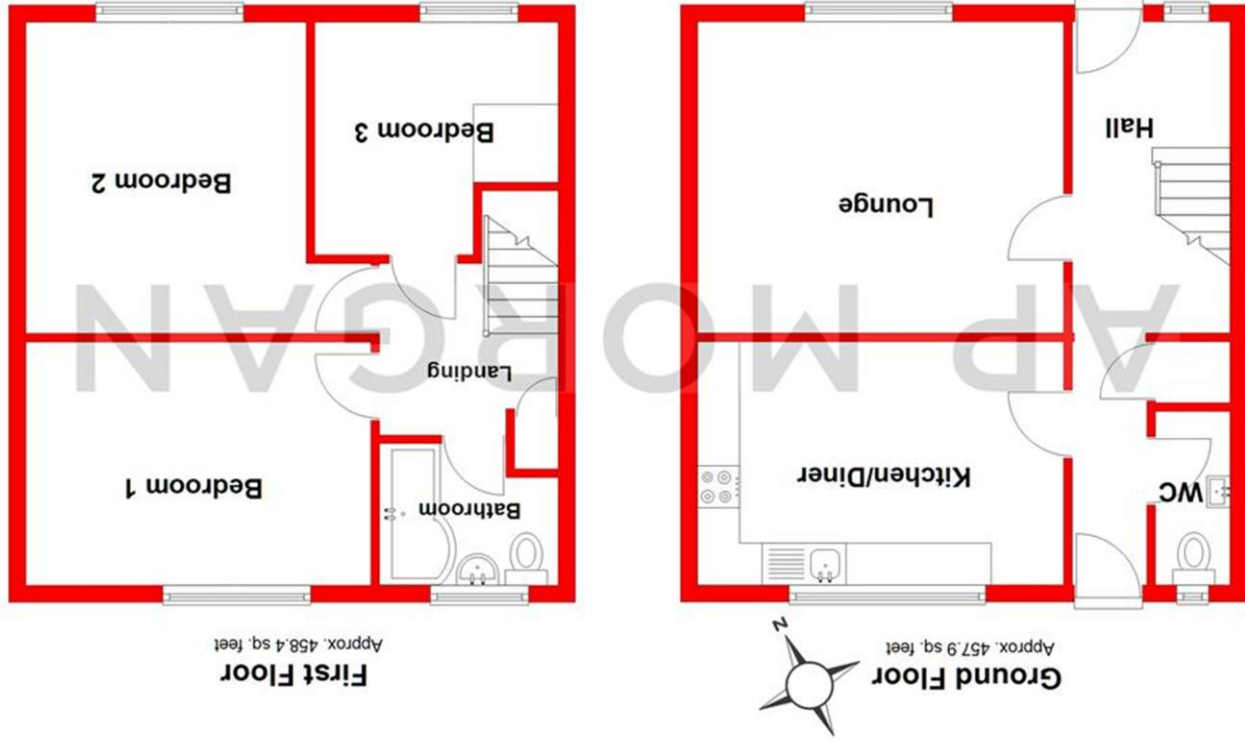
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Total area: approx. 916.3 sq. feet

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Plan produced using PlanUp.

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