

**AP MORGAN**



**Byron Way, Catshill, Bromsgrove**  
Asking Price £215,000



**Features:**

- Deceptively spacious semi-detached house
- Three bedrooms
- Spacious lounge
- Large dining room
- Refitted kitchen extension
- Family bathroom & ground floor w/c
- Well-presented enclosed rear garden
- Driveway for two cars

**Description:**

Situated in a popular cul-de-sac location within the village of Catshill is this deceptively spacious three bedroom semi-detached home, which includes a refitted kitchen, driveway parking, and a well-presented rear garden.

The property is approached via a driveway providing parking for two vehicles and an enclosed porch that leads into the main entrance hall. The hallway offers useful storage cupboards and access to a guest WC. To the front of the house, the lounge is a bright and generous reception room, while to the rear the dining room offers further living space and was previously the original kitchen/diner. The current kitchen has been refitted within the last four years as part of a rear extension, creating a modern and functional space complete with a range of wall and base units, an electric hob, integrated oven and microwave, and direct access out to the garden.

Upstairs, the first floor landing gives way to three bedrooms. The main bedroom includes a built-in cupboard, while the second bedroom is also a good-sized double positioned to the front of the property. The third bedroom is a well-proportioned single, and all rooms are served by a family bathroom fitted with a three-piece suite.

The rear garden is well presented, beginning with a paved patio area ideal for seating and outdoor dining. Steps rise to a level lawn bordered by mature planting, with space for a large shed at the rear. A side access gate links the garden back to the frontage for added convenience.





The property also benefits from an EV charge point to the front, a full rewire carried out in 2007, and a loft that is part boarded for additional storage.

Catshill itself is a well-established village just north of Bromsgrove, offering a selection of shops, pubs and schools. The property also enjoys excellent transport links with close proximity to the M5 (junction 4) and M42 (junction 1). Bromsgrove town centre is just a short drive away, providing a wider range of amenities including supermarkets, restaurants, leisure facilities, doctors, dentists and professional services.

#### **Details:**

**Porch**

**Entrance Hall**

**Ground Floor W/C**

**Lounge** 3.69 x 4.38

**Dining Room** 2.90 x 4.38

**Kitchen** 3.12 x 2.44

**First Floor Landing**

**Bedroom One** 2.89 x 4.09

**Bedroom Two** 3.70 x 4.12 Both max

**Bedroom Three** 2.75 x 2.89 Both max

**Bathroom** 1.69 x 2.13 Both max

**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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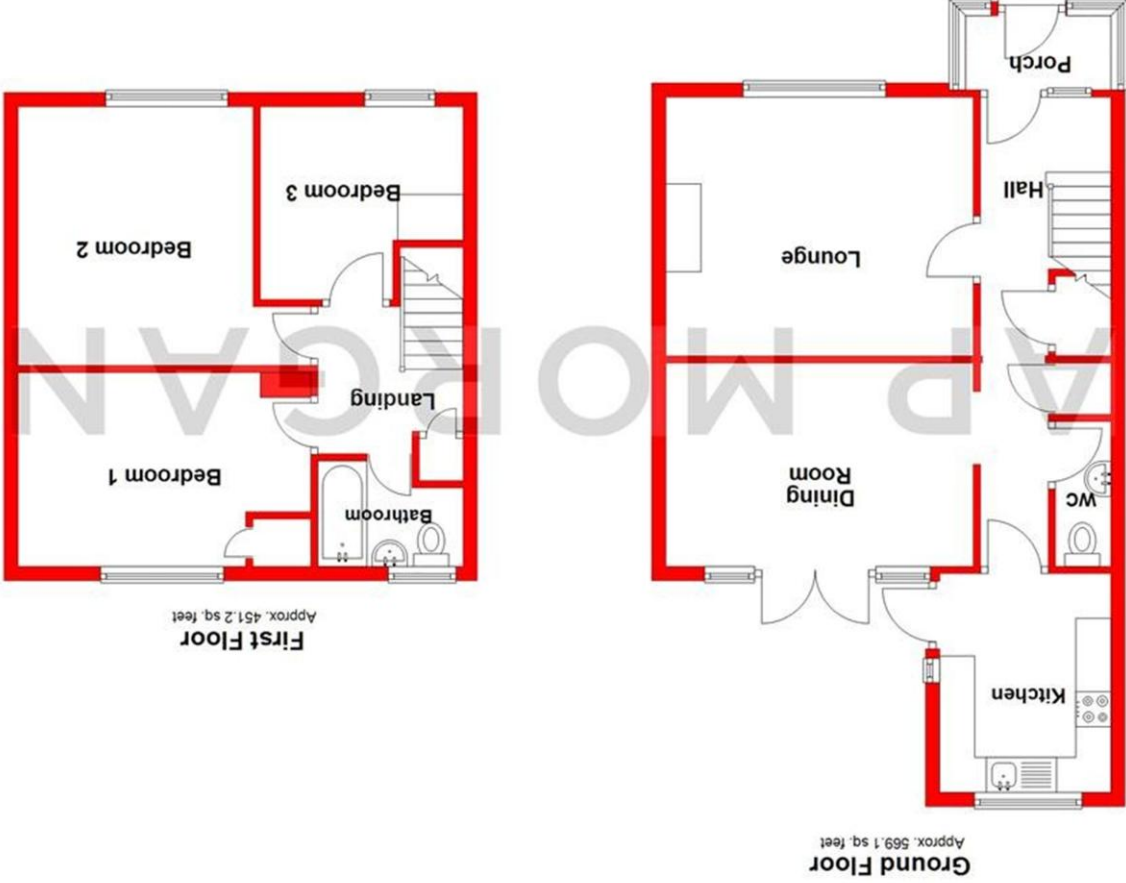
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Total area: approx. 1020.3 sq. feet

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Plan produced using PlanUp.

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