



AP MORGAN

The Meadows, Catshill, Bromsgrove
Offers Over £475,000

Features:

- Well-presented detached family home
- Four double bedrooms
- Large lounge & formal dining room
- Kitchen/diner & separate utility room
- Family bathroom, en-suite & ground floor w/c
- Sought-after cul-de-sac location
- Generous frontage with garage & parking for multiple cars
- Sunny aspect rear garden

Description:

Coming to the market for the first time in over twenty years is this particularly well-presented, four double bedroom detached family home, built to the Radbourne design by respected local developer David Payne. The property is nestled towards the end of a private cul-de-sac within The Meadows, a small and sought-after development in the popular and well-connected area of Catshill, Bromsgrove.

The property is approached via a generous frontage, providing a large parking area for several vehicles, access to an integral garage fitted with double electric sockets, lighting and an internal tap, as well as a level approach to the front door. An open canopy porch provides cover leading to the front door.

Once inside, the ground floor layout briefly comprises: A welcoming entrance hall with guest W/C and under-stairs cloakroom and store cupboard; a spacious lounge with a feature gas fire set within a stone surround and a large bay window to the front aspect; double doors connecting through to a formal dining room with sliding doors opening onto the rear garden; and a good-sized kitchen/diner fitted with an integrated double oven/grill, four-ring gas hob, and access to a separate utility room with plumbing for a washing machine, space for a tumble dryer, and a rear access door to the garden. An internal door from the utility leads directly into the garage.

Rising upstairs, the galleried landing gives access to four well-proportioned double bedrooms. The master bedroom features built-in wardrobes and an en-suite shower room, which was updated within the last 12 months with a modern Mira shower and a fitted wall-mounted mirrored unit. Bedroom two also includes an integral wardrobe, while bedroom three benefits from a large built-in storage cupboard. Bedroom four is another double with pleasant rear aspect views. Completing the first floor is the family bathroom, fitted with a three-piece suite including a shower over the bath.

Moving outside, the property enjoys a beautifully maintained south-easterly facing rear garden, laid mainly to lawn with well-stocked borders and established shrubs. A paved seating area with retractable awning provides the perfect spot for outdoor dining, complemented by a water feature and external fittings including a tap, power socket, and security lighting. A timber shed offers useful storage, with space at the rear to neatly tuck away bins out of sight.



The property has been exceptionally well maintained by the current owners since new and also benefits from fast fibre broadband, making it ideal for home working.

The property also benefits from shared ownership of the attractive lawned green space opposite, which is maintained by a management company. Residents each hold an equal share and contribute a modest annual service charge of approximately £27.75 towards its upkeep and mowing.

The Meadows itself is well placed within Catshill, offering a range of shops, medical facilities, and schools, while nearby open green space and a children's play park provide an attractive community setting. For commuters, Bromsgrove Railway Station lies just two miles away, with swift access to the M5 (Junction 4) and M42 (Junction 1), offering excellent connections to Birmingham, Worcester, and beyond.

Details:

Hall

WC

Cloakroom/Store

Lounge 21'3" x 12'6" (6.48m x 3.8m) Both Max

Dining Room 10'6" x 10'6" (3.2m x 3.2m)

Kitchen/Diner 10'6" x 12'9" (3.2m x 3.89m)

Utility 10'6" x 5'7" (3.2m x 1.7m)

Garage 19' x 9' (5.8m x 2.74m)

Landing

Master Bedroom 11'1" x 3.53 (3.38m x 3.53) Both Max

En-suite 7'3" x 4'7" (2.2m x 1.4m) Both Max

Bedroom Two 9'1" x 10'6" (2.77m x 3.2m) Both Max

Bedroom Three 8'4" x 16'5" (2.54m x 5m)

Store 8' x 7' (2.44m x 2.13m)

Bedroom Four 8'4" x 16'5" (2.54m x 5m)

Bathroom 7'3" x 7'1" (2.2m x 2.16m) Both Max

EPC Rating: C

Council Tax Band: E (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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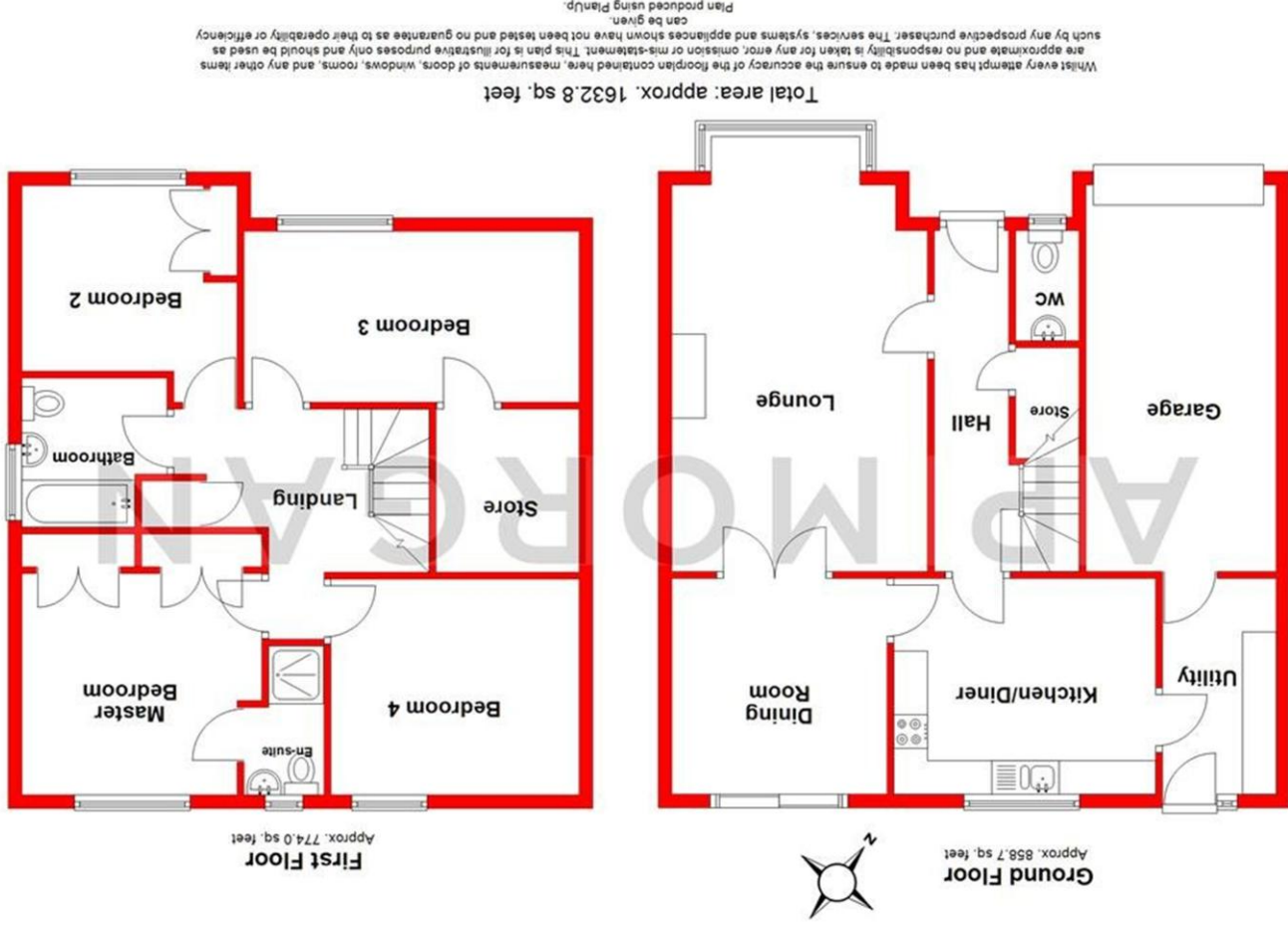
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