

AP MORGAN



Gibb Lane, Catshill, Bromsgrove
Asking Price £535,000

Features:

- Sought After Area of Catshill
- Extended Four Bedroom Detached Home
- Private Driveway for Three Cars
- Large Rear Extension
- Fully Fitted Kitchen With Integrated Appliances
- Spacious Dining/Living Areas
- Four Double Bedrooms
- Recently Renovated Bathroom

Description:

Situated in the desirable location of Catshill, Bromsgrove is this immaculately presented four-bedroom detached home, offering generous living space, modern finishes, and a superb garden. Ideal for families seeking a spacious and beautifully maintained property, the home enjoys excellent access to local amenities and transport links.

Approach:

The property is approached via a private driveway providing off-road parking for three cars, leading to the front entrance. Once inside, the welcoming hall gives access to the main ground-floor accommodation.

Ground Floor:

The interior briefly comprises a bright and spacious living room positioned at the front of the home, ideal for relaxation and entertaining. From the hall, there is also access to a versatile office—perfect for home working—along with a convenient downstairs WC.

To the rear, the heart of the home is the impressive open-plan fitted kitchen, the dining, and lounge area. The kitchen features a substantial central island and generous worktop space as well as integrated appliances. flowing effortlessly into the dining area and lounge, creating an excellent, fully underfloor heated, social and family space. A separate utility room provides additional practicality and external access.

First Floor:

The first floor offers four well-proportioned bedrooms. The superb main bedroom features access to its own en-suite shower room. The further three bedrooms are all comfortable double. The family bathroom has been fully



redesigned and is beautifully appointed with a freestanding bathtub, separate shower, and attractive contemporary fittings. Additional built-in storage can be found on the landing.

Outside:

Moving outside, the property enjoys a beautifully landscaped rear garden. This thoughtfully designed space includes a large pond with its own water feature, creating a peaceful and picturesque setting for outdoor relaxation and entertaining.

Location:

The home is within close proximity to a local parade of shops and eateries, while Bromsgrove High Street and shopping centre are just a short drive away. It is also conveniently placed for access to highly regarded schools and excellent transport links, making it an ideal location for families and commuters alike.

Details:

Hall

Office 8'10" x 6'11" (2.7m x 2.1m)

Living Room 13'4" x 11'1" (4.06m x 3.38m)

WC

Utility Room 11'2" x 6'3" (3.4m x 1.9m)

Kitchen 29'2" x 13' (8.9m x 3.96m) Both Max

Dining Area 11'6" x 10'7" (3.5m x 3.23m)

Lounge 13'9" x 11'6" (4.2m x 3.5m)

Landing

Bedroom 1 17'9" x 12'8" (5.4m x 3.86m) Both Max

Bedroom 2 13'4" x 10'10" (4.06m x 3.3m)



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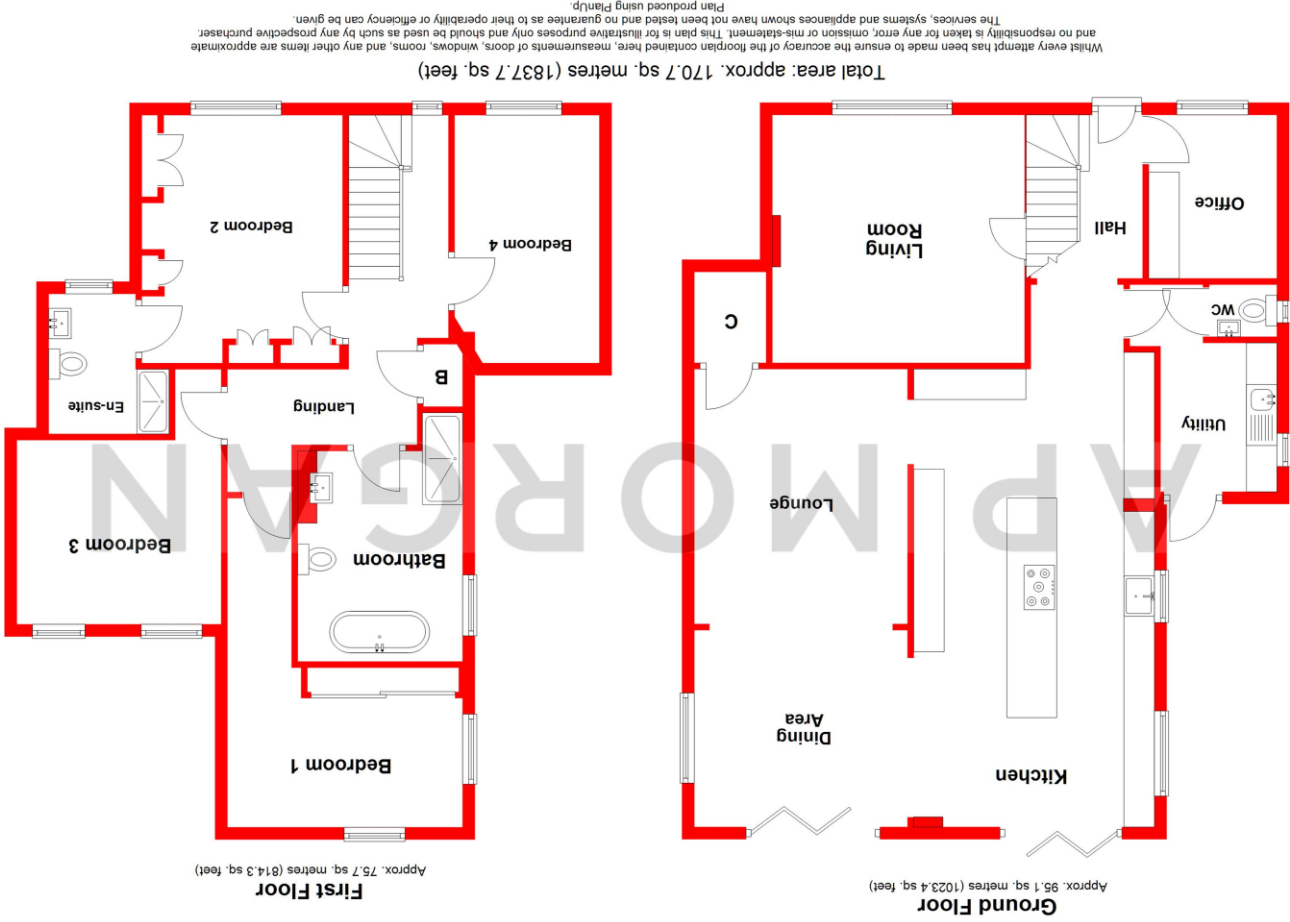
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