

AP MORGAN



Golden Cross Lane, Catshill, Bromsgrove
Offers Over £500,000

Features:

- Spacious four bedroom detached home
- Three reception rooms
- Stylish fitted kitchen/diner with utility room
- Modern family bathroom, en-suite & W/C
- Boarded and carpeted loft room
- Enclosed rear garden
- Generous block paved driveway
- Well-regarded location

Description:

Set behind a substantial block paved driveway is this extended, four-bedroom, detached family residence. Constructed in 2001 and only having two owners since new; the property boasts three reception room, kitchen, utility room, two bathrooms and ground floor W/C, and sits within a well-regarded location on the north side of Bromsgrove town.

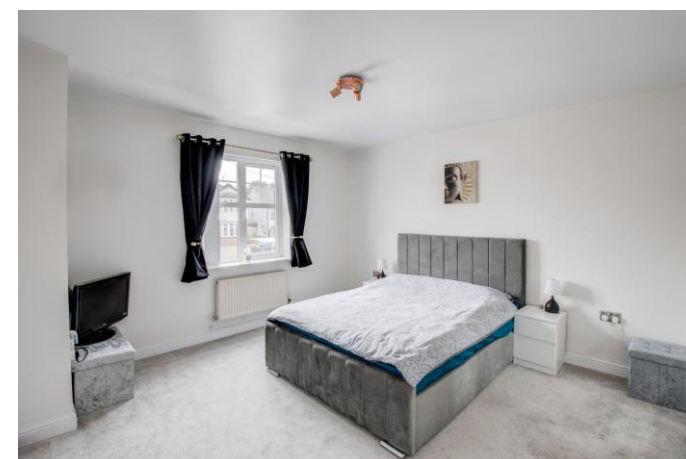
The attractive property is approached via a large block paved driveway offering parking for multiple vehicles comfortably, and an enclosed porch leading to the front door.

Once inside the welcoming and deceptively spacious interior briefly comprises: Entrance hall, ground floor w.c, spacious lounge with feature gas fireplace and stone surround, formal dining room, converted garage to create an additional reception room, stylish kitchen/diner (re-fitted within the last 3 years) offering a range of wall and base units integrated fridge/freezer, oven, dishwasher, five burner gas hob and a separate utility room having space for a washing machine and tumble dryer.

Rising upstairs the first-floor landing has doors radiating off to: Master bedroom with access to a modern en-suite shower room, three further double bedrooms, and a contemporary re-fitted family bathroom suite.

Moving outside the property enjoys an enclosed rear garden being laid to paved patio seating area, lawn, raised brick-built pond to the rear, timber shed store and side access gate to the frontage. In addition, there is a fantastic loft space accessed via a pull-down ladder which has been fully boarded and carpeted with power sockets, lighting and a Velux window.

Further benefits include: gas fired central heating and double glazing throughout, external garden power sockets and power to the large shed, and a house alarm system.



The property is conveniently situated within easy walking distance from local shops, facilities and amenities. Furthermore there are well-regarded first, middle, and high schools nearby including the prestigious Bromsgrove private School. The property also sits within easy reach of fantastic commuter routes including access to the M5 and M42 for commuting into Birmingham, Worcester and the surrounding areas. Bromsgrove town centre offers a range of eateries, leisure centres and gyms, supermarkets as well as doctors, dentists, Health Centre and professional services.

Details:

Porch

Entrance Hall

Lounge 18'7" x 11'3" (5.66m x 3.43m)

Dining Room 12'8" (3.86) max into bay x 11'3" (3.43)

Reception Room 16'6" (5.03) Max into bay x 8' (2.44)

Kitchen/Diner 11'4" (3.45) x 15'6" (4.72) Both max

Utility Room 5' x 7'6" (1.52m x 2.29m)

First Floor Landing

Master Bedroom 13'9" (4.2) x 12'9" (3.89) Both max

En-suite 7'10" (2.4) x 5'6" (1.68) Both max

Bedroom Two 13'7" x 7'8" (4.14m x 2.34m)

Bedroom Three 10'2" x 9'8" (3.1m x 2.95m)

Bedroom Four 10'2" x 8'7" (3.1m x 2.62m)

Family Bathroom 7' x 6'2" (2.13m x 1.88m)

Loft Space 12'1" x 18'10" (3.68m x 5.74m)

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on



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Property to sell?

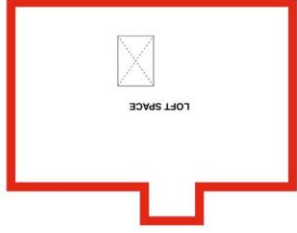
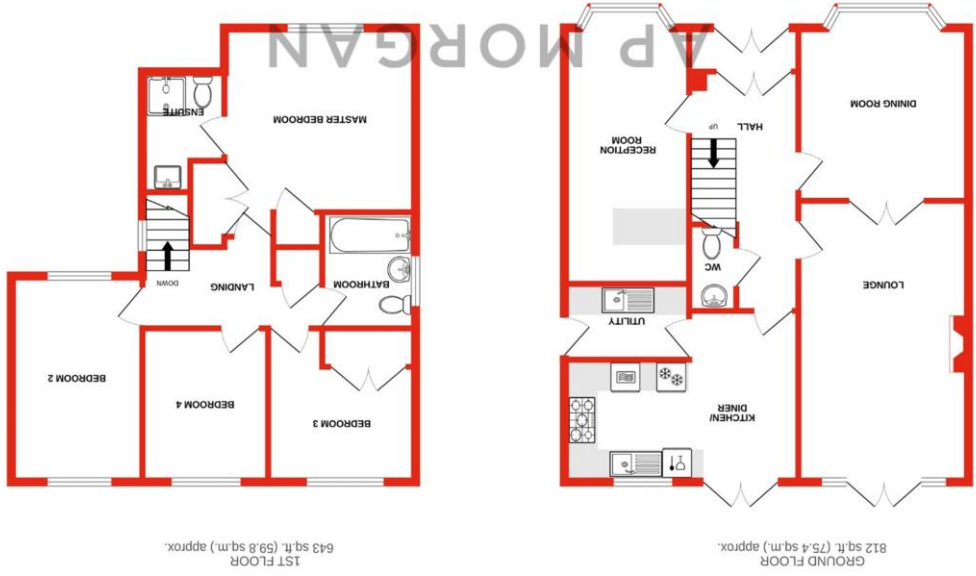
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BOARDED LOFT SPACE
235 sq.ft. (21.8 sq.m.) approx.

TOTAL FLOOR AREA: 1690 sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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