

AP MORGAN



Westfields, Catshill, Bromsgrove
Asking Price £325,000

Features:

- Immaculately presented family home
- Sought after no through road
- Four good sized bedrooms
- Generous open plan lounge/dining room
- Modern re-fitted kitchen & family bathroom
- Utility & ground floor w/c
- Well-presented rear garden
- Block paved driveway

Description:

Offered with no onward chain, situated in a well-regarded location on a no through road; is this stunning example of a four bedroom, semi-detached family home, situated in Catshill, Bromsgrove.

The property is approached via a block paved driveway offering parking for multiple cars and an enclosed double glazed porch leading to the front door.

Once inside the immaculately presented and stylish interior briefly comprises: spacious dual aspect open plan lounge/dining room, heated conservatory, modern fitted kitchen offering integrated oven with electric hob over, fridge/freezer and dishwasher, separate utility room with plumbing for a washing machine and space for a tumble dryer, ground floor w/c, and a ground floor bedroom four which was professionally converted from the existing garage.

Rising upstairs, the first-floor landing has door radiating off to: Double bedroom one with built in store cupboard, double bedroom two, good-sized bedroom three, and a contemporary re-fitted family bathroom suite with shower over bath.

Moving outside, the property enjoys a landscaped rear garden laid to an initial paved patio seating area with steps leading down to a lawn with timber fenced boundaries and a side access gate to the frontage.

Further benefits include: gas fired central heating and double glazing throughout, re-wired with extra sockets added to each room, and ethernet internet ports in all bedrooms.

Situated in a well-regarded area of Catshill popular for its access to nearby First, Middle and High Schools as well as fantastic road links including ease of access to the M5 and M42. In addition there are a variety of nearby shops, pubs and eateries with Bromsgrove Town within easy reach providing additional shopping and amenities.



Details:

Porch 2'9" x 5'8" (0.84m x 1.73m)

Entrance Hall

Open Plan Lounge/Dining Room 21' x 12'7" (6.4m x 3.84m) Both max

Conservatory 8'1" x 9'4" (2.46m x 2.84m)

Kitchen 8'1" x 8'1" (2.46m x 2.46m)

Utility Room 11'8" x 7'3" (3.56m x 2.2m) Both max

Ground Floor W/C

Ground Floor Bedroom Four 8'8" x 7'6" (2.64m x 2.29m)

First Floor Landing

Bedroom One 11' x 12'10" (3.35m x 3.9m) Both max

Bedroom Two 9'7" x 12'10" (2.92m x 3.9m) Both max

Bedroom Three 6' x 9' (1.83m x 2.74m)

Family Bathroom 5'3" x 8' (1.6m x 2.44m)



EPC Rating: D

Council Tax Band: C (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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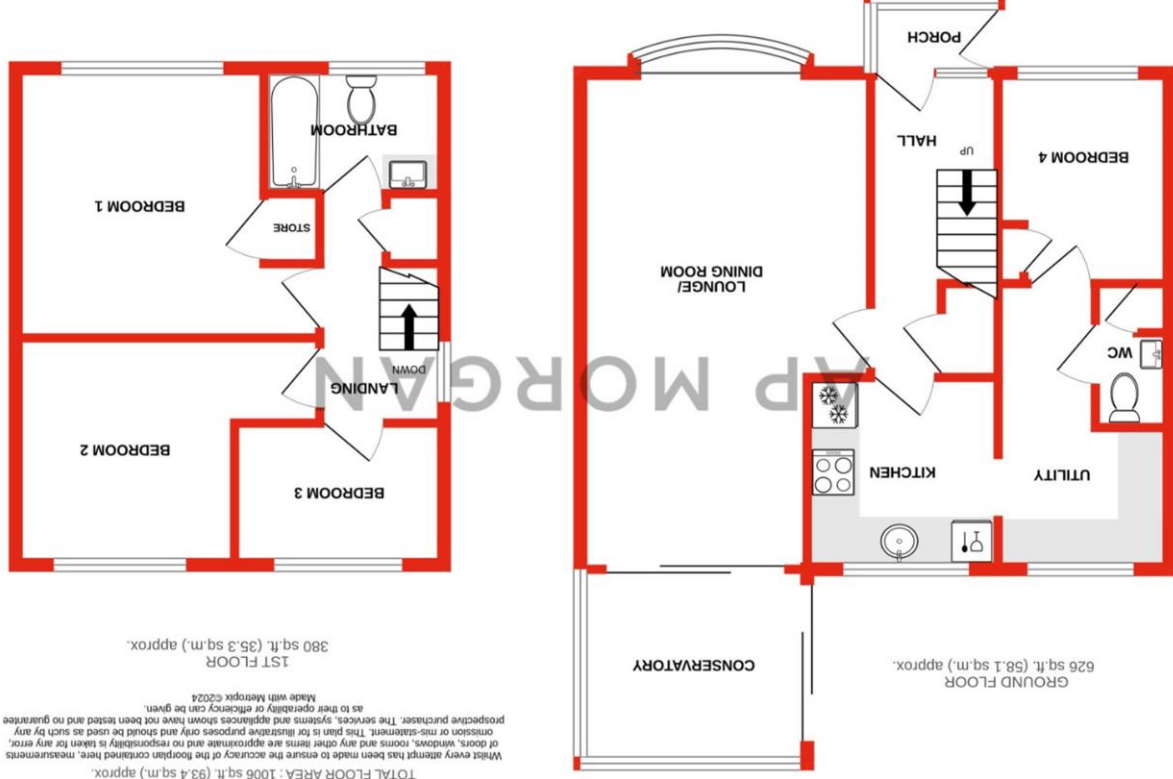
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