

AP MORGAN



Julian Close, Catshill, Bromsgrove
Offers in the region of £475,000

Features:

- Four-bedroom detached
- High-specification finish throughout home
- Three storeys of versatile living
- Two driveways & off-road parking
- Garage plus home office/gym
- Two ensuites & family bathroom
- Landscaped front & rear gardens
- Popular Catshill village location

Description:

This beautifully improved four-bedroom, three-storey detached family home occupies a generous corner plot within the green and leafy village of Catshill. Immaculately presented throughout, the property offers versatile and well-proportioned accommodation ideally suited to modern family living.

Tucked away on Julian Close, the property enjoys the rare advantage of two separate driveways. The rear driveway provides parking for one vehicle, pedestrian access to the garden, and access to the garage, which has been cleverly converted to create a practical single garage alongside a high-quality home office or gym. To the front, additional off-road parking for multiple vehicles, is complemented by an attractive wrap-around garden with slate chippings and mature hedging, creating both kerb appeal and privacy.

A contemporary glazed composite front door opens into a welcoming entrance hallway, filled with natural light from side-facing windows. The ground floor accommodation flows beautifully from here. The living room is a standout space, featuring an elegant inglenook fireplace with inset gas fire, along with a bay window and dual-aspect views to the front and rear. The dining room provides the ideal setting for entertaining, with French doors opening directly onto the rear garden and the added benefit of useful understairs storage.

The breakfast kitchen combines style and functionality, fitted with a range of sleek wall and base units, a stainless steel 1.5 bowl sink, and high-end appliances including a Neff integrated dishwasher, Caple wine cooler, and a Stoves range cooker with matching fridge/freezer. Dual-aspect windows flood the space with natural light. The adjoining utility room continues the high-quality finish, offering further storage, a second sink, appliance space, and a glazed door to the garden. A modern ground floor WC completes the level.

The first floor offers three well-proportioned bedrooms and the family bathroom. The principal bedroom is a luxurious retreat with fitted wardrobes and a beautifully appointed en-suite shower room featuring underfloor heating, a heated and illuminated mirror, and a dual fuel towel rail. Bedroom three is another generous double with lovely dual-aspect windows, while bedroom four overlooks the rear garden and is ideal as a child's room, guest room, or home study. The family bathroom is finished to an equally high standard, benefitting from underfloor heating, a heated illuminated mirror, and a calm, spa-like ambience.



The top floor is dedicated to the impressive second bedroom, which spans the entire level and offers exceptional versatility. With both a rear window and Velux skylight, the room is bright and spacious. This suite benefits from its own en-suite bathroom and a separate dressing room, which could also be used as a nursery, playroom, or additional study space—perfect for evolving family needs.

Outside, the rear garden has been thoughtfully landscaped and is both private and attractive. A central pathway is flanked by neat lawns, mature shrubs, and well-stocked borders. A gate provides direct access to the rear driveway, while a separate door leads to the fully powered, custom-built garden office/gym. The playhouse and shed will remain, offering excellent storage and family-friendly features. Custom-built shutters fitted throughout the property will also be included in the sale, further enhancing both style and privacy.

The property is enviably positioned on the corner of Gibb Lane and Julian Close, providing excellent access to a wide range of local amenities. Families will appreciate the nearby schools, shops, pubs, restaurants, GP and dental surgeries, while commuters benefit from easy access to the M5 and M42. For those who enjoy the outdoors, Catshill offers an abundance of green spaces, ideal for dog walks, leisure, and family time.

Details:

Entrance Hall

Downstairs WC

Living Room 18'4" x 12'3" (5.6m x 3.73m) Both Max

Kitchen 13'3" x 9'10" (4.04m x 3m)

Utility 7'3" x 5'11" (2.2m x 1.8m)

Dining Room 11'6" x 10' (3.5m x 3.05m) Both Max

WC 7'1" x 3'6" (2.16m x 1.07m)

Landing

Bedroom 2 15'11" x 12'2" (4.85m x 3.7m)

Ensuite 9'3" x 3'7" (2.82m x 1.1m)

Bedroom 3 13'3" x 9'11" (4.04m x 3.02m)

Bedroom 4 7'10" x 9'6" (2.4m x 2.9m)

Bathroom 7'10" x 6'7" (2.4m x 2m)

Bedroom 1 (2nd Floor) 20'4" x 8'10" (6.2m x 2.7m)

Ensuite Bathroom 5'10" x 6'6" (1.78m x 1.98m)

Walk-in Wardrobe 8'7" x 6'8" (2.62m x 2.03m)

Garage 8'6" x 15'4" (2.6m x 4.67m)

Office 15'4" x 7'9" (4.67m x 2.36m)



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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Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before视窗, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any

Total area: approx. 1827.5 sq. feet

Ground Floor

Approx. 877.5 sq. feet

Office

Garage

First Floor

Approx. 631.7 sq. feet

Hall

Dining Room

Kitchen

Utility

Ensuite

Bathroom

Bedroom 4

Bedroom 3

Bedroom 2

Ensuite

Bathroom

Bedroom 1

Walk-in Wardrobe

Landings

Second Floor

Approx. 318.1 sq. feet

Landings

Bedroom 3

Bedroom 4

Ensuite

Bathroom

Bedroom 2

Ensuite

Bedroom 1

Landings

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C

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