

AP MORGAN



Wildmoor Lane, Catshill, Bromsgrove
Offers in the region of £475,000

Features:

- Traditional extended detached family home
- Four bedrooms, three being good sized doubles
- Generous bay fronted through lounge
- Kitchen/breakfast room with underfloor heating
- Family bathroom, ground floor w/c & utility
- Large private aspect rear garden
- Driveway for multiple cars and garage
- Desirable location of Catshill with excellent links to M5 & M42

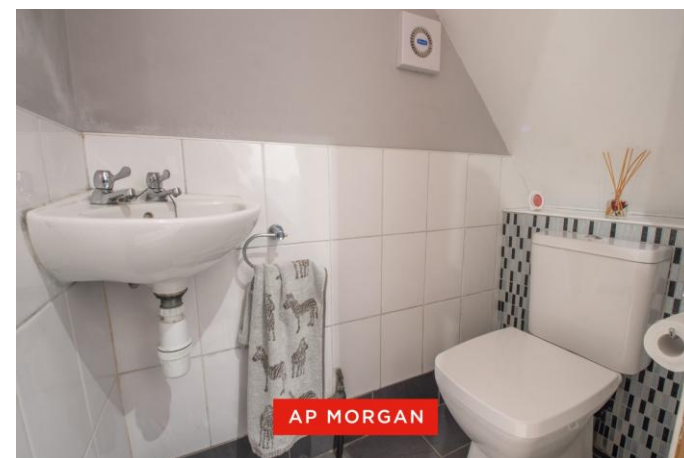
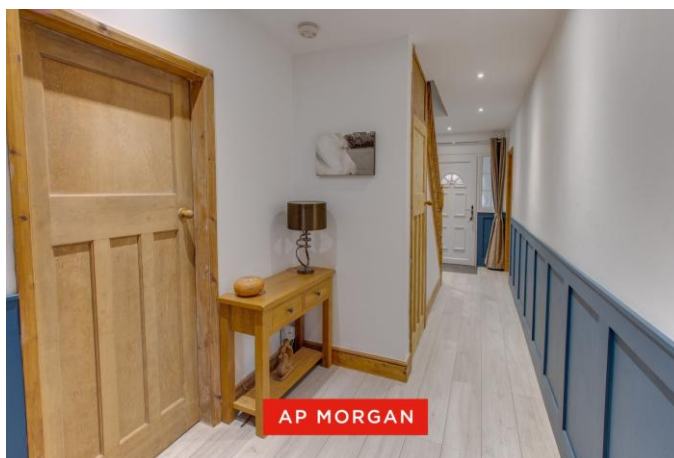
Description:

Situated in a well-regarded location within the village of Catshill, Bromsgrove, this beautifully presented and extended 1930s detached family home offers versatile living accommodation and four well-proportioned bedrooms.

The property is approached via a driveway, screened from the road by mature hedgerows and trees, providing off-road parking for multiple vehicles and access to a garage with a remote-operated roller shutter door. A covered porch leads to the main front entrance.

Internally, the welcoming accommodation retains character features including original 1930s wooden internal doors, while offering flexible family living space. The layout briefly comprises an initial entrance hall with doors leading to a ground floor guest WC and an impressive through lounge, featuring a large bay window to the front aspect and double-glazed French doors opening out to the rear garden. To the rear of the property is a generous kitchen/breakfast room extension, fitted with a range of wall and base units with granite worktops and window sills, a selection of integrated appliances including a fridge/freezer, dishwasher and washing machine, and the added benefit of underfloor heating. A separate utility room provides additional space for appliances and useful cloak storage.

To the first floor, the landing gives access to double bedrooms one and two, a generous third bedroom offering potential to add an en-suite, a single fourth bedroom currently used as a home office, and a modern three-piece family bathroom suite with shower over bath.



Outside, the property enjoys an expansive rear garden, beginning with a stone-paved seating area and leading to a large lawn which extends to a further patio. Beyond this is an additional lawn area with timber shed stores, a timber-framed gazebo, and a raised koi pond. The garden is bordered by well-established hedgerows and mature trees, providing a high degree of privacy.

The property is ideally located close to open countryside while remaining conveniently positioned for access to Catshill village amenities, including shops, a post office, schools, medical facilities, parks and local services. Excellent transport links are available via the M5 and M42, offering easy commuting routes to surrounding areas.

Details:

Entrance Hall

Guest W/C

Lounge 7.71 x 3.34 Max into bay

Kitchen/Breakfast Room 4.14 x 4.32

Utility Room 3.48 x 2.15

Garage 5.12 x 2.18

First Floor Landing

Bedroom One 3.51 x 3.36

Bedroom Two 3.54 x 3.09

Bedroom Three 7.00 x 2.11 Both max

Bedroom Four 1.97 x 2.04

Family Bathroom 2.54 x 1.80



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Property to sell?

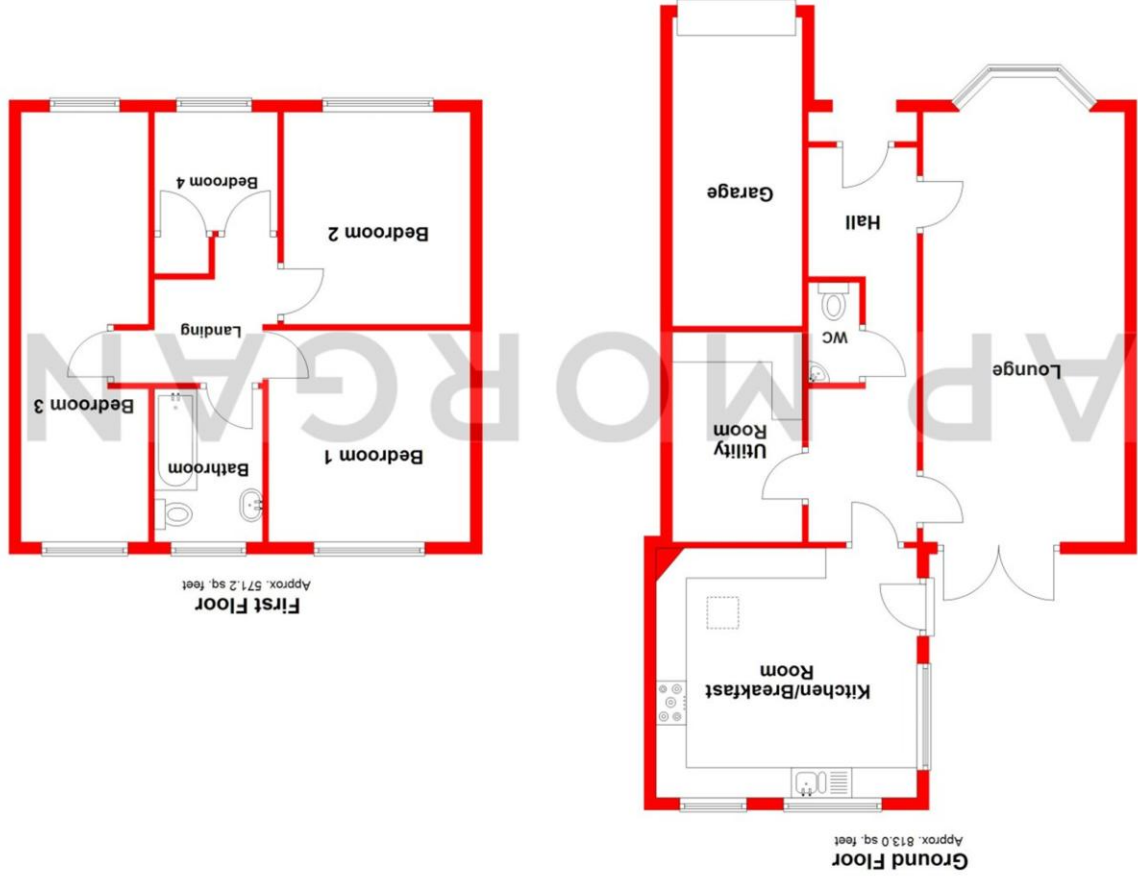
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Plan produced using Planip.

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