

AP MORGAN



Barley Mow Lane, Catshill, Bromsgrove
Offers Over £360,000

Features:

- Victorian period cottage with character features
- Three double bedrooms
- Lounge with original fireplace stove & separate family room
- Open plan kitchen/diner
- Family bathroom & ground floor w/c
- Block paved driveway
- Generous rear garden with garden room & brick store
- Excellent commuter location

Description:

A unique and deceptively spacious end-terraced Victorian cottage hosting a wealth of original period style features and enjoying two reception rooms, three double bedrooms and a generous rear garden. The property occupies a popular a well-connected location of Catshill ideal for access to major road links such as the M5 & M42.

The property is approached via a block paved driveway for off-road parking with an enclosed porch leading to the front door.

Once inside, the charming interior briefly comprises: an initial lounge, a welcoming space featuring exposed beams and a feature original fireplace recess. The kitchen/diner forms the hub of the home and is fitted with a Belfast sink and Range cooker, with space available for an American-style fridge/freezer and a dining table. From the kitchen, a door leads out to the rear garden, while a stable door provides access to a further reception room offering flexible use as a home office, gym or playroom, and benefiting from plumbing for washing machine and space for utility appliances. A guest WC is also accessed from the kitchen.

The staircase rises to the landing with doors leading to three well-proportioned double bedrooms, comprising a generous main bedroom and two further double bedrooms. The accommodation is completed by the family bathroom, fitted with a corner bath and shower over.

To the rear is a generous garden featuring a block-paved patio area suitable for outdoor seating and dining. The



garden is mainly laid to lawn with fenced boundaries and also includes a summerhouse with electricity, providing useful additional space for relaxation or home working.

The property is well placed for a range of local facilities and amenities, including two convenience stores (one with a post office), a primary school, village hall, chemist, dentist, and a good selection of eating establishments, together with excellent road links providing easy access to both the M5 and M42 motorway junctions.

Details:

Porch

Lounge 3.66 x 3.68 Both max

Kitchen/Diner 4.73 x 3.7

Family Room 4.47 x 2.26

W/C 1.82 x 1.19

Bedroom One 3.63 x 3.68

Bedroom Two 3.65 x 2.85

Bedroom Three 4.23 x 2.2

Bathroom 2.09 x 1.95

Garden Room 5.62 x 2.28

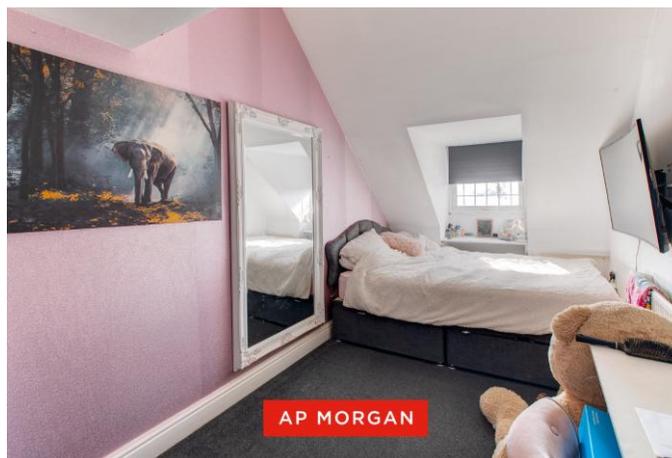
Store Room 2.11 x 3.79

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

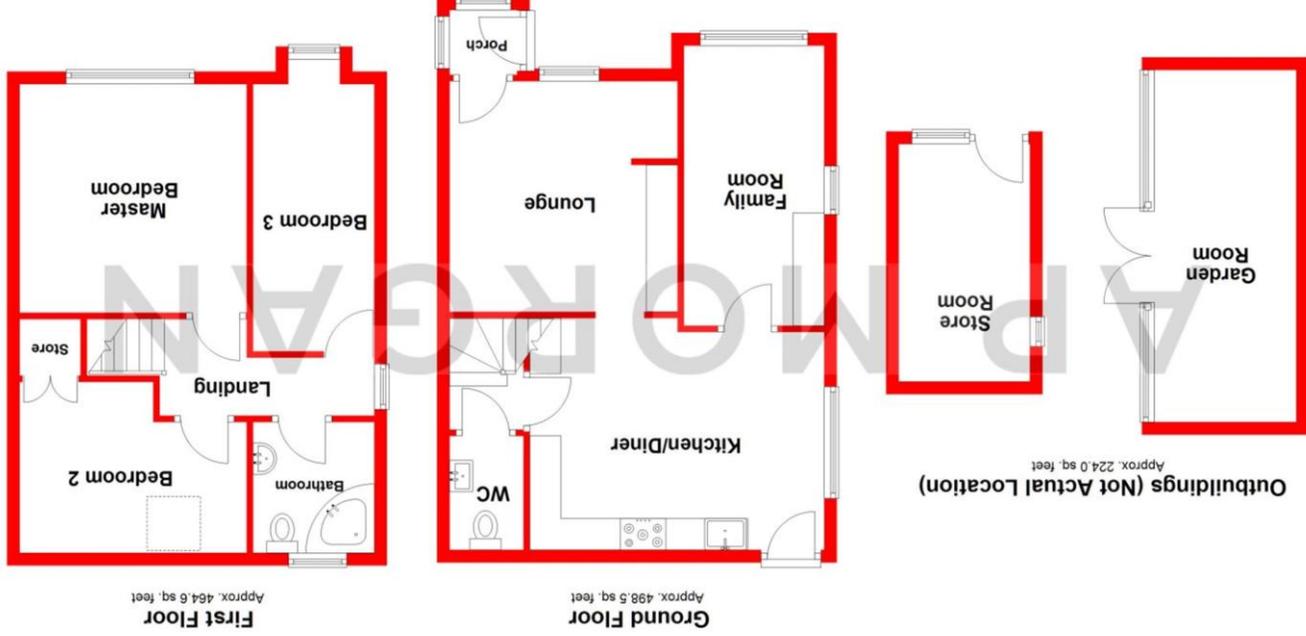
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 1187.1 sq. feet

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. Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.