

AP MORGAN



Golden Cross Lane, Catshill, Bromsgrove
Guide Price £385,000

Features:

- Unique detached family home on a generous corner plot
- Convenient location in the centre of Catshill village
- Three good-sized bedrooms
- Large lounge/dining room & conservatory
- Spacious kitchen/breakfast room & separate utility
- Family bathroom & ground floor guest w/c
- Enclosed rear garden with vehicle access gate
- Block paved driveway & double garage

Description:

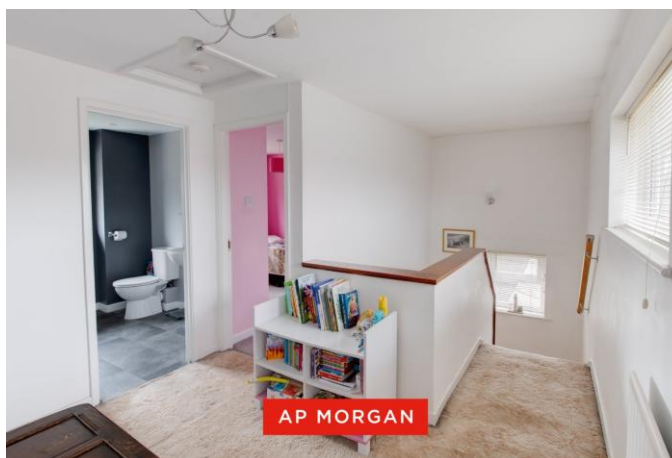
Situated in a fantastic village location of Catshill this generously proportioned three-bedroom detached family home occupies a spacious corner plot and benefits from a private rear garden, double garage, and driveway parking.

The property is approached via a lawned foregarden with well-maintained shrubbery, enclosed by a low-level picket fence. To the right-hand side, a block-paved driveway provides access to the double garage. A pathway leads to a spacious, enclosed front porch and the main entrance door.

Internally, the well-laid-out accommodation briefly comprises an entrance hallway with access to a ground floor guest WC. The open-plan lounge/dining room features a wood-burning stove and double-glazed sliding doors opening into a rear conservatory. Completing the ground floor is a spacious fitted kitchen/breakfast room, which in turn provides access to a separate utility room with further doors leading out to the rear garden and into the double garage, which is fitted with power and lighting.

To the first floor, the galleried landing gives access to three well-proportioned bedrooms, all serviced by a well-presented three-piece family bathroom suite with a shower over the bath.

Outside, the property enjoys a sunny-aspect rear garden, predominantly laid to lawn with paved seating areas, timber-fenced boundaries, and a pleasant brook beyond. A vehicle access gate provides additional access via the garage.



The property is conveniently located within easy walking distance of local shops, amenities, and facilities. First, middle, and high schools are nearby, including Bromsgrove Private School. Excellent commuter links are close at hand, with access to the M5 and M42 providing routes to Birmingham, Worcester, and surrounding areas. Bromsgrove town centre offers a wide range of eateries, leisure centres and gyms, supermarkets, healthcare facilities, and professional services.

Details:

Porch 0.82 x 2.88

Hall

Guest W/C

Lounge/Dining Room 7.65 x 3.97

Conservatory 3.65 x 3.67

Kitchen/Breakfast Room 3.18 x 4.69

Utility Room 3.14 x 1.45

Double Garage 5.23 x 5.76 Both max

First Floor Landing

Bedroom One 3.60 x 3.99

Bedroom Two 3.11 x 3.97

Bedroom Three 3.20 x 2.72 Both max

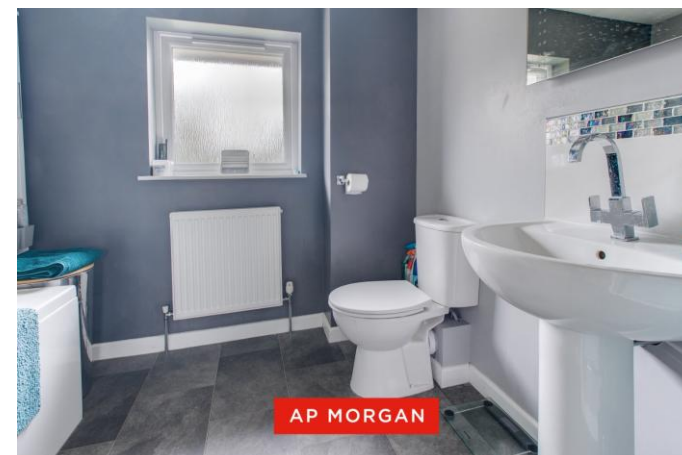
Family Bathroom 2.21 x 2.41

EPC Rating: D

Council Tax Band: D (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?

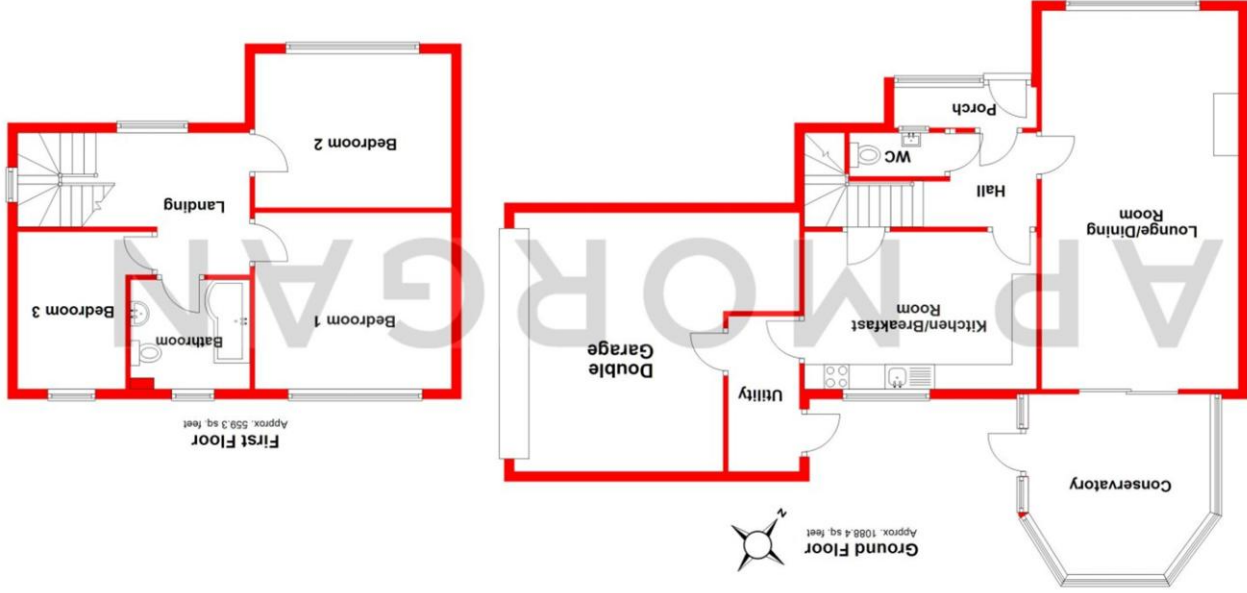
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 1647.8 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 Planlup.

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 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.