

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

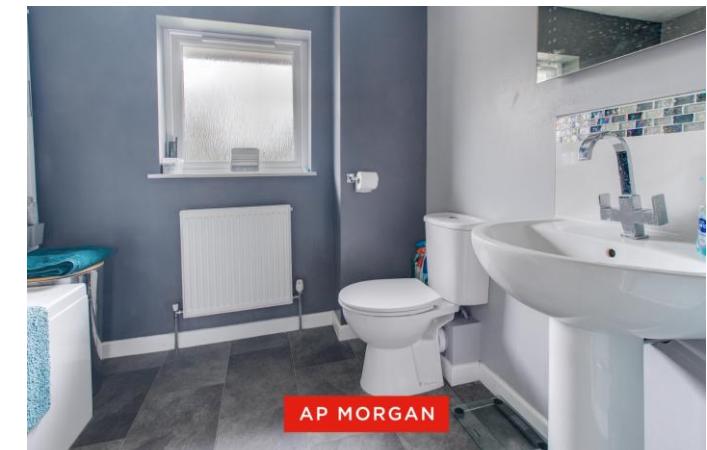
Family Bathroom 2.21 x 2.41

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.



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