

AP MORGAN



Stourbridge Road, Catshill, Bromsgrove
Offers Over £325,000

Features:

- Georgian three double bedroom cottage full of character
- South-facing rear garden extending to approximately 43 metres
- Log burner in the lounge and open fire in the dining room
- Off-road parking with a generous garage including mezzanine storage
- Garage utility area with power and lighting, ideal for laundry appliances
- Modern shower room with large walk-in shower enclosure
- Kitchen with charming serving hatch through to the lounge
- Well-regarded local schools including Bromsgrove Private School

Description:

Found by accident on a dog walk. Never looked back since!

Tucked away in Catshill, this Georgian three double bedroom cottage is one of those rare finds that looks unassuming from the outside and then completely surprises you the moment you step in. There's a log burner in the lounge, an open fire in the dining room, and a serving hatch between kitchen and lounge that hints at the character running right through the place. Add a south-facing rear garden extending to approximately 43 metres, off-road parking, and a garage generous enough to actually get out of your car in, and you've got a genuinely individual home that's as practical as it is full of charm.

We asked them what made them buy it...

"I actually wasn't looking for a property like this at all. I'd been viewing new builds, but quickly realised they wouldn't suit my furniture or the way I live. I stumbled across this house completely by chance while walking my dog, and from the moment I stepped inside, I knew it was something special. The layout is wonderfully quirky and far more spacious than you'd expect. Each room feels generous and comfortable, yet the house still holds onto all its original charm and character. Friends and family always comment on how warm and homely it feels.

"I chose this home over every other property I viewed because of the space, the character, and the practicality. The room sizes are exceptional, and having off-road parking in this area is a real advantage. There's a real community feel here too. The neighbours on both sides are older and retired, and we all keep an eye on each other, whether that's watching out for deliveries, gardening tips, or just putting the bins out.

"You're spoilt for pubs and restaurants locally, and the Crown just around the corner is great for a game of darts or pool. It's dog friendly too. My favourite spot, though, is the open space opposite Barnsley Hall. It's great for dog walking, there's a play area for the kids, and the local community there is so friendly. You can't help but stop and have a chat."

What about the house itself?

"The property already had an extension when I bought it, done around 30 years ago, which added the garage and kitchen downstairs and a large bathroom upstairs. Since living here I've had all the rooms re-plastered because I like a painted wall, and the previous owners had only used lining paper. The bathroom was refitted two years ago. I took the bath out and put in a large vanity unit and a big shower instead, because who has time for a bath? Part of the garage is now a utility area, with a washer and dryer and a spare tap, which is brilliant for washing the car, and the freezer lives out there too, which freed up a whole cupboard in the kitchen.

"My favourite room is the living room. It's cool in summer and so cosy in winter, and the log burner heats most of the house. It's actually saved me a fortune on energy bills, I rarely put the heating on downstairs even in winter. Being an old building, the walls are thick, which helps with both heat and soundproofing. We've always done a lot of entertaining in the garden alongside the dining room, brilliant for barbecues and parties,



and the sun sits on that garden all day. It's private, secure, and not overlooked, so it's always felt safe for children and pets. People are always surprised by how generously sized the rooms are, and everyone loves the log burner and the window shutters. I've genuinely loved coming home after a trip away."

Our agents say...

Cottages like this don't come along often, that rare balance of Georgian period charm and proper, usable room sizes, all wrapped up in a home that feels entirely its own. Every bedroom here is a double, the third even works comfortably as a home office if you need one, and there's storage tucked away everywhere you look, from the built-in wardrobes in the master bedroom's fireplace alcoves to the understairs cupboard in the kitchen. The old wooden doors with their latches add real character, and that kitchen serving hatch through to the lounge is a lovely, unexpected touch.

Then there's that garden. A full 43 metres of south-facing space, it's the kind of plot most buyers only dream of finding this close to town. And the garage matches it for scale, forget the standard squeeze-in-and-shuffle-out kind, this one has a mezzanine for extra storage and enough room to park comfortably and still open your doors, plus a fitted utility area for the washer and dryer.

Location-wise, this is Bromsgrove at its best, within reach of excellent road links, just over a mile to Bromsgrove Town and its highly regarded schools including the prestigious Bromsgrove Private School. This is a home for first-time buyers who want space and character without a new-build price tag, for downsizers after something manageable but full of personality, or for anyone who simply wants a bit more soul in their next move. Offers over £325,000. Get in touch and we'll arrange a viewing.

Details:

Porch

Hall

Lounge 4.10 x 4.54

Dining Room 4.10 x 3.35

Kitchen 4.25 x 3.61 Max

Garage/Utility 5.22 x 3.68 Max

First Floor Landing

Bedroom One 4.82 x 4.09 Max incl wardrobes

Bedroom Two 4.07 x 3.34

Bedroom Three 3.26 x 2.47

Family Shower Room 3.11 x 2.31 Max incl shower

EPC Rating: D

Council Tax Band: C (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

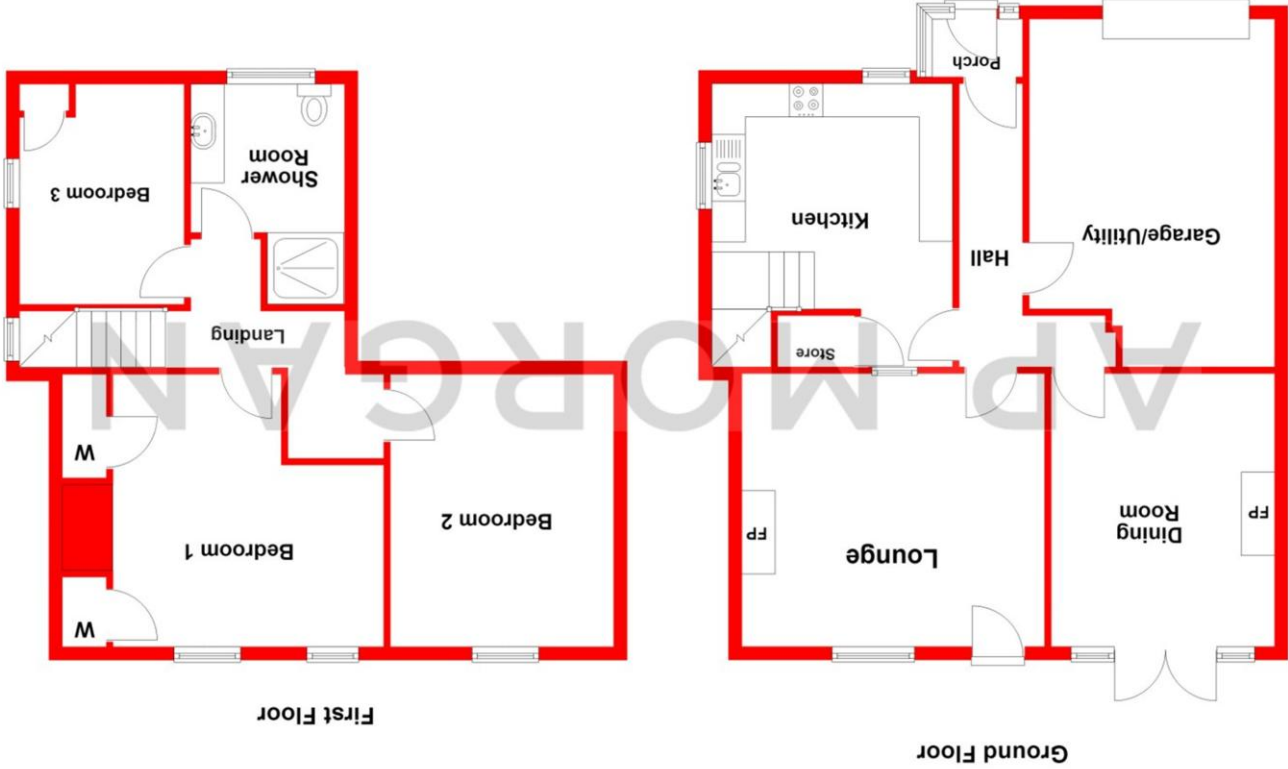
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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. 129.0 sq. metres (1388.2 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 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.