

AP MORGAN



Westfields, Catshill, Bromsgrove
Guide Price £489,950

Features:

- Unique & beautifully presented link-detached house
- Versatile split level accommodation laid across three floors
- Five good sized bedrooms & two ensuites
- Modern family bathroom & laundry room
- Spacious open plan lounge/kitchen/dining room
- Balconies to the front and rear
- Landscaped low-maintenance rear garden
- Driveway for multiple cars

Description:

Arranged across three floors, this five bedroom link-detached home in the popular Westfields area of Catshill offers a layout that differs from the norm. The main living space sits on the first floor while the bedrooms are spread across the ground and lower ground levels, creating a natural separation that works well for family life.

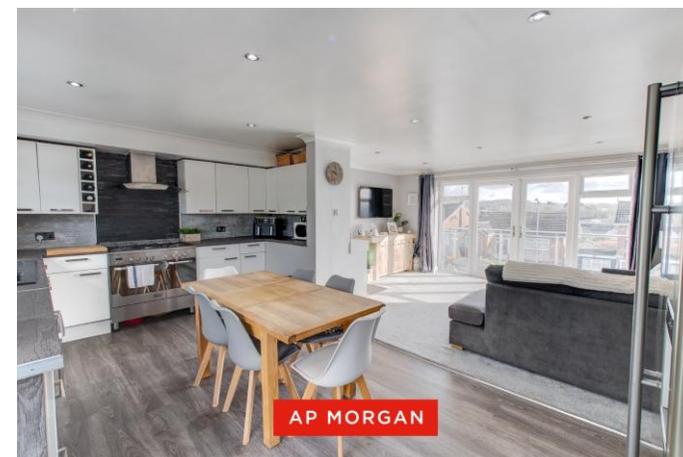
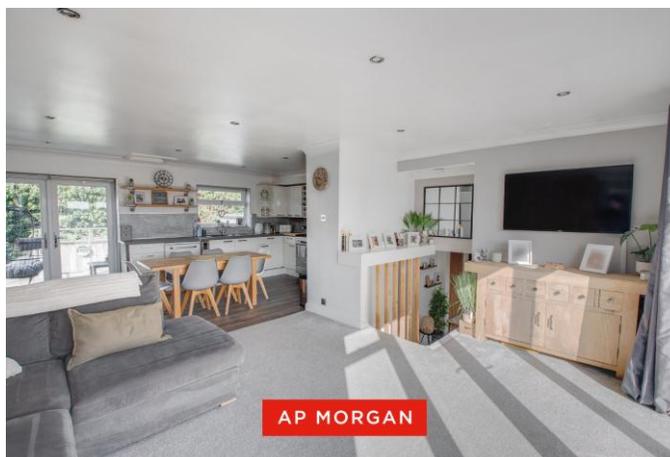
A driveway to the front provides off-road parking for multiple vehicles.

The ground floor connects all three levels and houses two bedrooms, a family bathroom and a utility room. Bedroom three has its own en-suite shower room and French door to the rear garden, while bedroom four is fitted with bespoke built-in storage and a rear-facing window.

The first floor is given over to an open plan lounge and kitchen and dining room, a dual aspect space with two balconies, the larger of which sits to the rear with steps down to the garden. The kitchen has a cooker and space for freestanding appliances with room for a dining table within the open plan layout.

The lower ground floor houses the principal bedroom, which has an en-suite shower room and French doors to a private rear patio, alongside two further well-sized bedrooms.

The rear garden is low maintenance, laid with artificial turf and a patio area with a garden shed and enclosed fenced boundaries with the added benefit of a outbuilding currently used as a garden workshop.



Catshill is a well-regarded village on the northern edge of Bromsgrove with local shops, schools and amenities close by. Bromsgrove town centre is a short drive away and the M5 and M42 are both easily accessible for commuters.

Details:

Ground Floor

Entrance Hall

Utility Room 1.52 x 1.58

Bathroom 1.68 x 2.96 Both max

Bedroom Three 4.76 x 2.59 Both max

En-suite 2.21 x 1.26

Bedroom Four 3.03 x 2.50 Min excl storage

First Floor

Lounge 3.67 x 5.05

Kitchen/Dining Room 5.59 x 3.51 Max

Lower Ground Floor

Master Bedroom 6.00 x 3.8 Both max

En-suite 2.98 x 1.13

Bedroom Two 4.62 x 2.51

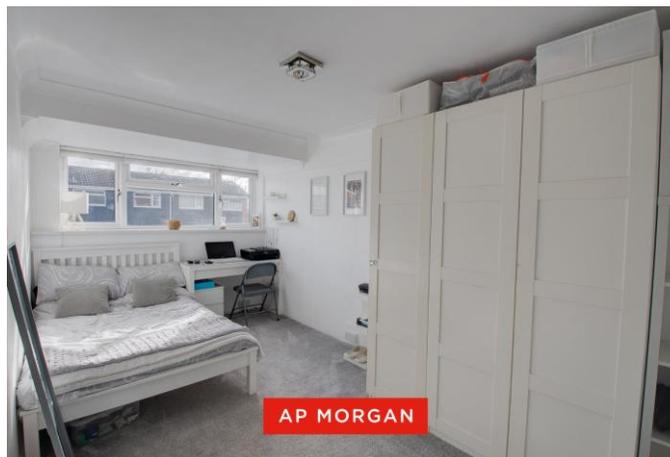
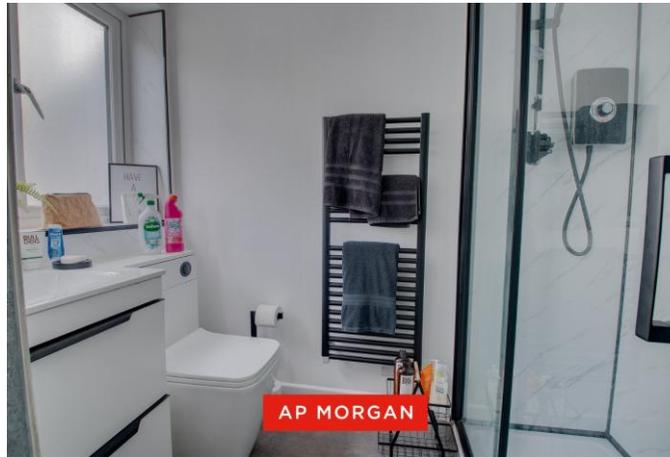
Bedroom Five 2.85 x 2.40

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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Property to sell?

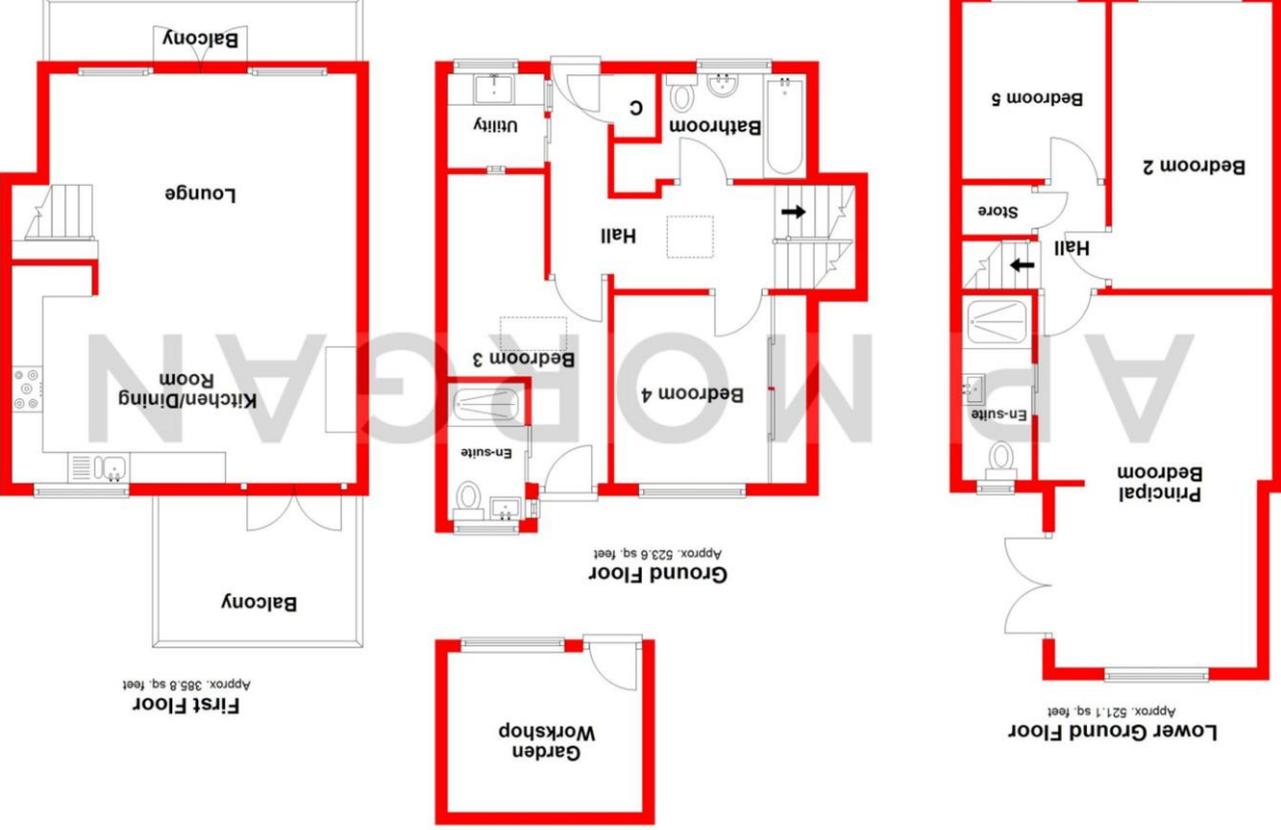
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