

AP MORGAN



Golden Cross Lane, Catshill, Bromsgrove
Guide Price £350,000

Features:

- South-east facing garden with multiple paved entertaining areas
- Open plan lounge and dining area with dual aspect bay windows
- Modern kitchen/diner with fully integrated appliances
- Block-paved driveway with off-street parking
- Integral garage with power and lighting
- Both double bedrooms with walk-in bay windows
- Scope to extend into/over garage (STPP)
- New roof fitted 2026

Description:

Rightmove won't do this garden justice. You need to see it in person!

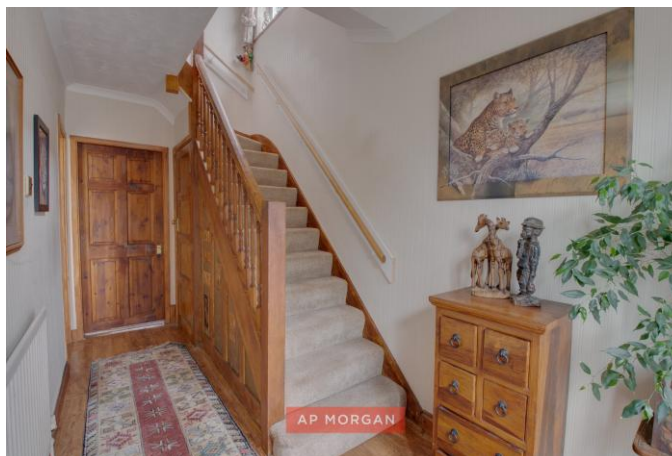
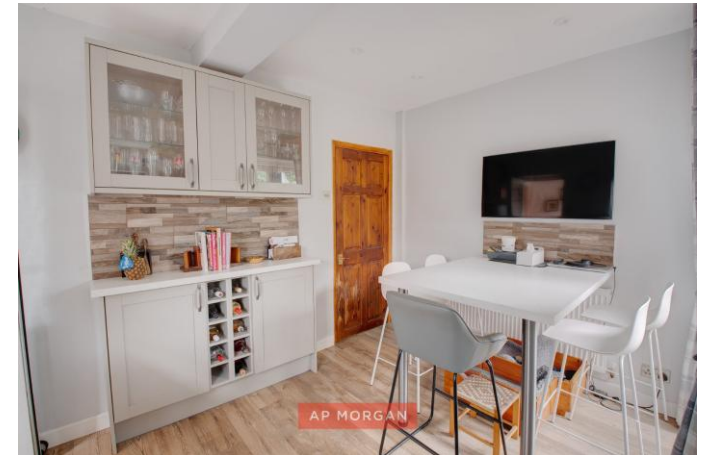
The south-east facing rear garden has been beautifully maintained, with a generous paved entertaining area, a well-kept lawn, stocked planted borders, a timber shed, and a further private seating area tucked away at the back. It catches the sun from morning onwards and it shows. You've probably already seen it in the photos. That's exactly why you're still reading.

Set back on a quiet service road in the heart of Catshill village, this extended three-bedroom semi has been thoughtfully improved over the years to create a home that works hard for a family. The lounge and dining area flow together in open plan, with dual aspect bay windows front and rear that keep the whole space feeling bright and connected. The kitchen/diner is modern and well-specified, with integrated dishwasher, hob, oven, microwave, fridge freezer and washing machine all included. A rear porch gives access to both the garage and the garden, keeping things practical without getting in the way.

Upstairs, both double bedrooms benefit from walk-in bay windows and the bathroom has been updated with a P-shaped bath and a sink with vanity unit. Bedroom three completes the first floor.

At the front, a block-paved driveway provides off-street parking, with the garage, which has power and lighting, sitting alongside. A new roof fitted this year adds further peace of mind for any incoming buyer. There's also scope to extend into and above the garage, subject to planning, for those who want even more space down the line.

Catshill village puts a surprising amount on your doorstep. Convenience stores, a post office, pharmacy, GP surgery, dentist



and a library are all close by, along with a good selection of pubs and takeaways for when cooking feels optional. Catshill First School, rated Good by Ofsted, is nearby, with Catshill Middle School also within the village. Bromsgrove town centre is just a short drive away, adding supermarkets, a leisure centre and the full range of high street amenities to the mix. For commuters, the M5 and M42 are both within easy reach, putting Birmingham, Worcester and beyond well within range.

The garden, though. Start there.

Details:

Porch

Hall

W/C 1.56 x 0.78

Lounge 4.25 x 3.35 Max into bay

Dining Area 4.17 x 3.35 Max

Kitchen/Diner 5.05 x 3.60 Max

Garage 5.13 x 2.63

First Floor Landing

Bedroom One 4.46 x 3.26 Max

Bedroom Two 4.16 x 3.26 Max into bay

Bedroom Three 2.14 x 2.11

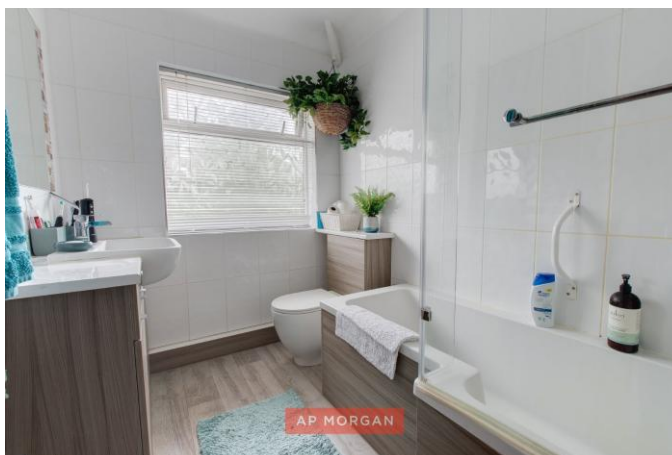
Bathroom 2.56 x 1.86

EPC Rating: To be confirmed

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?

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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.

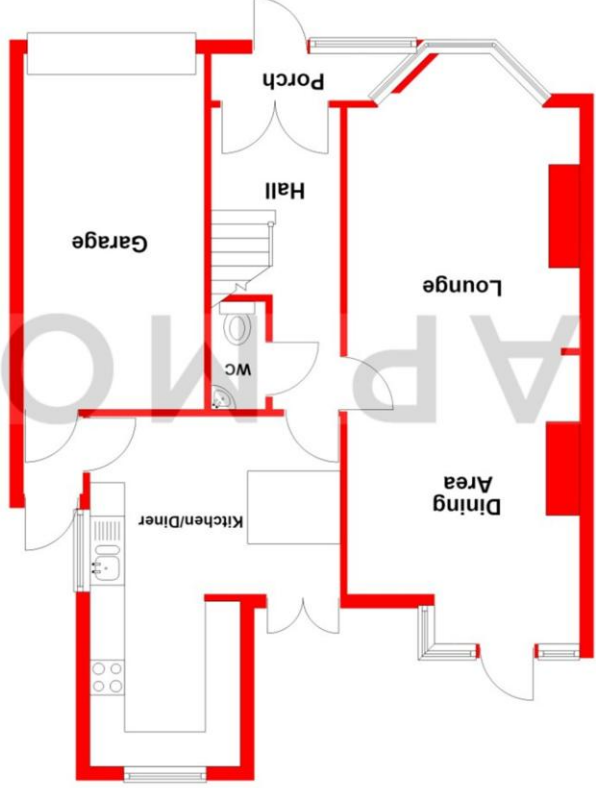
Need a solicitor?

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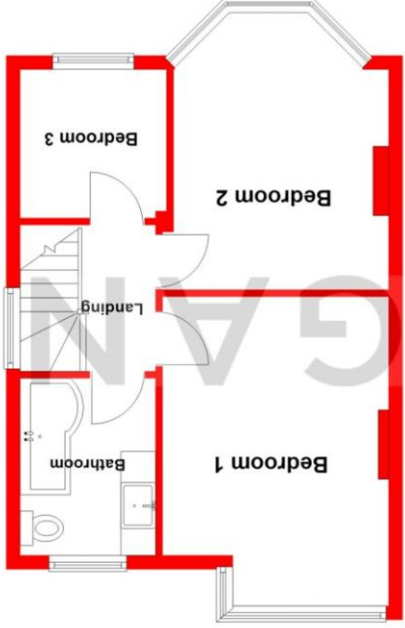
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Ground Floor
Approx. 66.4 sq. metres (714.3 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 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.

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