

**AP MORGAN**



**Golden Cross Lane, Catshill, Bromsgrove**  
Offers Over £375,000

### Features:

- Well-presented semi-detached family home
- Three generous bedrooms
- Extensive loft conversion
- Spacious living areas
- Well-fit kitchen
- Stunning rear garden
- Garage and large driveway
- Highly sought-after location

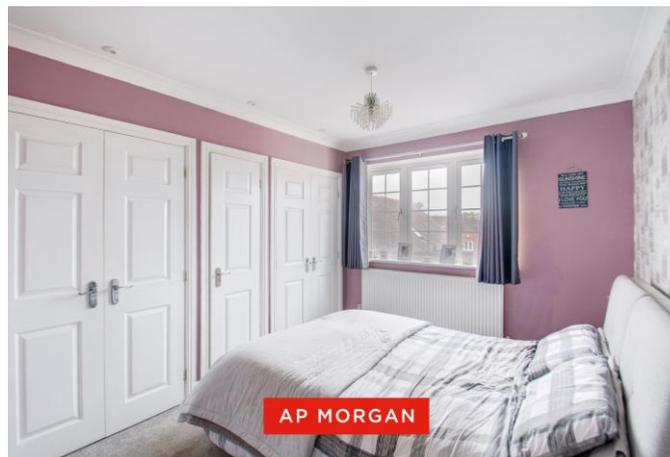
### Description:

Welcoming you to this well-presented, semi-detached family home offering three generously sized bedrooms, a spacious lounge and dining room, a fabulous loft conversion, a beautiful rear garden, and the great benefits of a large driveway and a garage. The property is situated in the highly sought-after area of Catshill, Bromsgrove, close to amenities, shops, restaurants, and transport links.

On arrival, the property presents a large driveway suitable for multiple vehicles, as well as a garage allowing additional parking or storage space.

Upon entry, the ground floor leads you through the porch and swiftly into the dining room, a great space for a family dining table, allowing access to the hall comprising the stairs and the entrance to the lounge. The lounge provides a lovely space for relaxation and entertainment, featuring French doors leading onto the rear garden, as well as a storage cupboard flowing under the stairs. The kitchen is accessed via the lounge and offers ample storage cupboards and counter space, a breakfast bar, and a door opening onto the rear garden, as well as large windows and Velux windows allowing plenty of natural light to flow through. From the rear garden, you can access the garage, providing a great space for parking or additional storage, as well as a spacious utility room with a loft hatch.

The first floor leads you across the landing into the first bedroom, a generous double with built-in wardrobes for excellent storage and space-saving, also inclusive of an en-suite fitted with a toilet, wash basin, fitted cupboards, and a shower cubicle. The second bedroom is also a double with large built-in wardrobes, and the third bedroom is a single with a fitted wardrobe. The family bathroom is equipped with a toilet, wash basin, bathtub, and an airing cupboard, perfect for towel storage. Up the second set of stairs is the beautifully converted loft, offering a fabulous space for



comfort, entertainment, or a home office. The loft conversion also provides a loft hatch for extra storage.

The extensive rear garden is initially paved—perfect for outdoor furniture and dining—followed by steps down to an outbuilding, ideal for garden storage, and a large, stoned area. The remainder of the garden is laid to lawn, bordered by hedges and fences, with trees and shrubbery throughout.

The property is well positioned in a fantastic location, situated near local shops, public transport links, well-regarded schools, restaurants, and other amenities. Additionally, the M5 (junction 5) and M42 (junction 1) are easily accessible for commuting to and from Birmingham, Worcester, and further afield.

**Details:**

**Porch** 3' x 5'1" (0.91m x 1.55m)

**Dining Room** 10'11" x 12'2" (3.33m x 3.7m)

**Hall**

**Lounge** 11'9" x 13' (3.58m x 3.96m)

**Kitchen** 19'10" x 6'9" (6.05m x 2.06m)

**Garage** 16'3" x 11'4" (4.95m x 3.45m)

**Utility** 11'7" x 8'4" (3.53m x 2.54m)

**Landing**

**Bedroom One** 12'5" x 11'4" (3.78m x 3.45m) Both Max

**En-suite** 4'3" x 11'4" (1.3m x 3.45m) Both Max

**Bedroom Two** 10'11" x 12'2" (3.33m x 3.7m)

**Bathroom** 9'5" x 6'11" (2.87m x 2.1m)

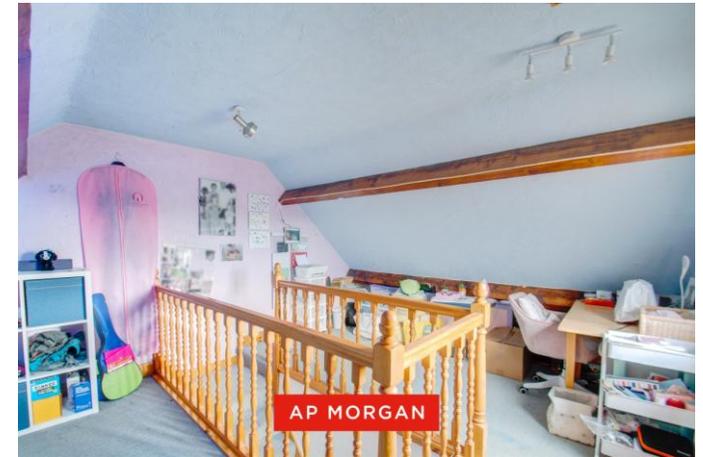
**Bedroom Three** 8'5" x 9'9" (2.57m x 2.97m)

**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](http://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.

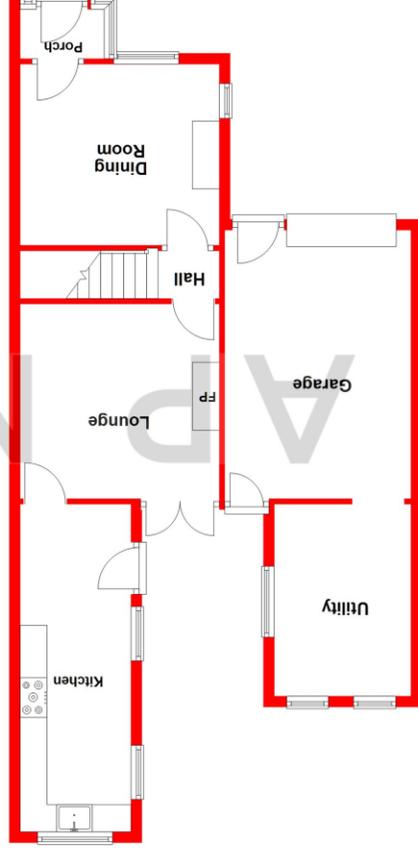
### Need a solicitor?

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.

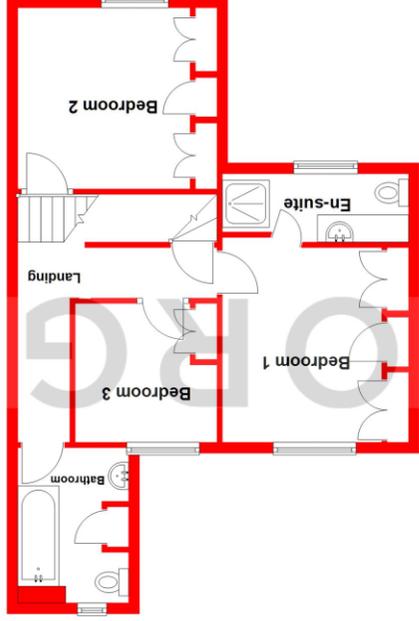
### Identity Checks

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.

Ground Floor  
Approx. 71.6 sq. metres (771.0 sq. feet)



First Floor  
Approx. 54.5 sq. metres (586.6 sq. feet)



Second Floor  
Approx. 20.8 sq. metres (223.4 sq. feet)



Total area: approx. 146.9 sq. metres (1581.0 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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