

AP MORGAN



Minster Walk, Catshill, Bromsgrove
Asking Price £169,950

Features:

- Well-presented and newly refurbished
- Mid-terraced property
- One bedroom
- Allocated off-street parking
- Open plan living space
- Well-equipped kitchen
- Modern bathroom
- Low maintenance garden

Description:

Introducing you to this well presented and refurbished, one bedroom house, occupying a private cul-de-sac location and benefitting from a private rear garden and allocated parking space, situated in a popular location of Catshill, Bromsgrove.

Upon arriving at the quiet cul-de-sac, the property is presented with a small, low-maintenance front lawn and a pathway leading to the entrance, along with off-road parking providing one allocated space.

Having been recently refurbished throughout, the well-presented layout briefly comprises: an open-plan lounge/kitchen/diner, where the refitted kitchen is well equipped with excellent storage space, modern worktops, an integrated oven, electric hob and extractor hood, as well as under-counter space with plumbing for free-standing appliances. A breakfast bar provides an ideal area for dining. The lounge offers a generous space for relaxation and entertainment, featuring sliding doors leading onto the rear garden, stairs rising to the first floor, and a high ceiling that creates a bright and spacious environment.

The first floor leads to the bedroom, which overlooks the lounge area and offers ample space for a double bed and storage units. The modern re-fitted bathroom is fitted with a toilet, a wash basin with under-sink storage, and a bathtub with an overhead shower. There is also a cupboard on the first floor providing additional storage space.

Moving outside the property enjoys a low maintenance courtyard style rear garden laid to paved slabs with fenced



boundaries and a unique brook running through the rear of the garden.

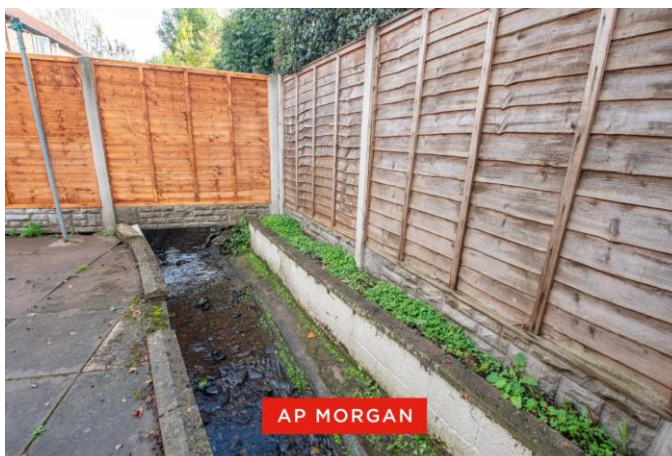
Catshill is a small village located just north of Bromsgrove, with schools, a small variety of shops and within close proximity to the M5 (junction 4) and M42 (junction 1). In addition, the main town of Bromsgrove enjoys the new leisure centre and a range of eateries, shops, supermarkets as well as doctors, dentists, Health Centre and professional services.

Details:

Open Plan Lounge/Kitchen/Diner 22'6" x 13'7" (6.86m x 4.14m)

Bedroom 13'1" x 8'5" (4m x 2.57m)

Bathroom 7'9" x 4'9" (2.36m x 1.45m)



EPC Rating: C

Council Tax Band: A (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

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.

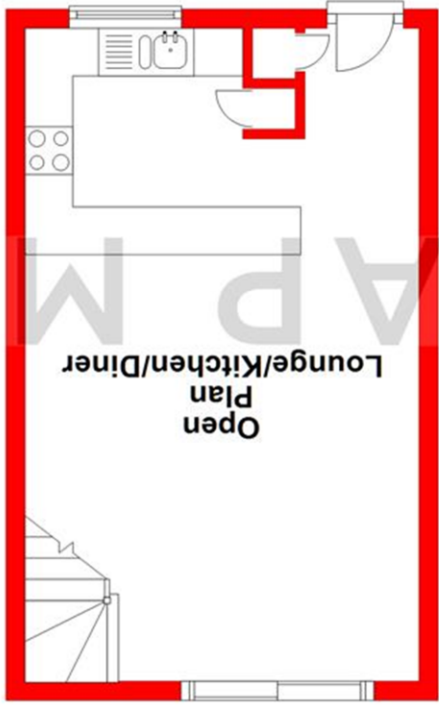
Need a solicitor?

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.

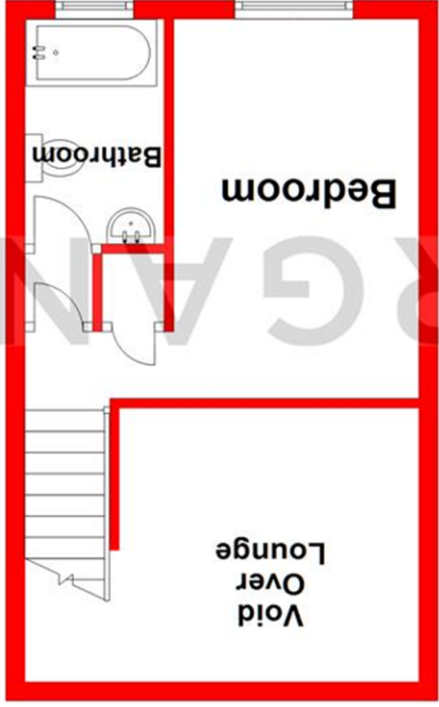
Identity Checks

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.

Ground Floor
Approx. 28.3 sq. metres (304.5 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 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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