

**AP MORGAN**



**Green Lane, Catshill, Bromsgrove**  
Asking Price £350,000



**Features:**

- Offered with no onward chain
- Detached family home
- Three double bedrooms
- Open plan lounge/dining room & separate sitting room
- Kitchen/diner
- Family bathroom
- Well-maintained rear garden
- Gated block paved driveway & garage

**Description:**

Offered to the market with no onward chain is this extended three double bedroom detached family home, offering excellent potential and situated within a well-regarded location in the village of Catshill, Bromsgrove.

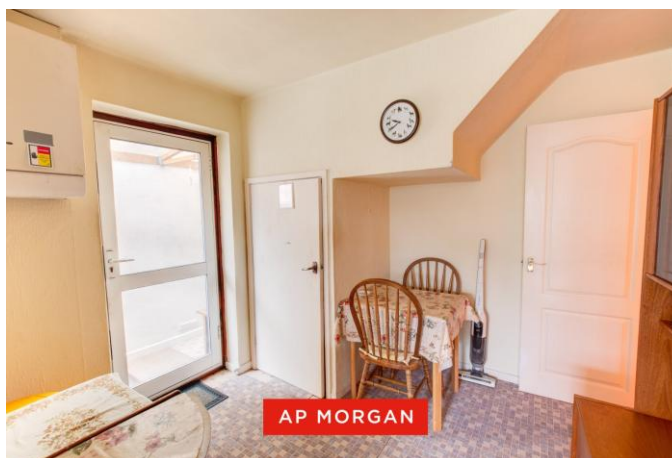
The property is approached via a gated block-paved driveway, screened from the road by mature hedgerows. The driveway provides access to an integral garage via an up-and-over door, along with a small carport positioned to the right-hand side.

Internally, the accommodation briefly comprises: porch, entrance hall with access to a guest W.C., a spacious through lounge/dining room, rear sitting room/sun room, open-plan kitchen/diner, and a covered side entry providing access to the front and rear of the property, as well as a door into the garage.

To the first floor, the landing gives access to three well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, and a generous family bathroom suite.

Outside, the property enjoys a well-maintained and generous rear garden, laid mainly to lawn with a paved seating area, timber shed/store, and well-stocked planted borders.

The property is conveniently located within the village of Catshill, offering access to a range of local shops, well-regarded schooling, a doctors' surgery, and local bus routes. There is also ease of access to major road links including the





M5 and M42, while Bromsgrove town centre is within reach, providing further supermarket shopping, leisure facilities, and restaurants.

**Details:**

**Porch**

**Entrance Hall**

**Guest W/C**

**Lounge** 6.06 x 3.71

**Dining Area** 2.30 x 3.71

**Sitting Room** 2.61 x 3.71

**Kitchen/Diner** 5.47 x 2.70 Both max

**Garage** 5.00 x 2.44

**First Floor Landing**

**Bedroom One** 3.71 x 4.64 Both max

**Bedroom Two** 3.65 x 3.72

**Bedroom Three** 2.61 x 3.70

**Bathroom** 1.68 x 3.73 Both max

**EPC Rating:** D

**Council Tax Band:** E (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?

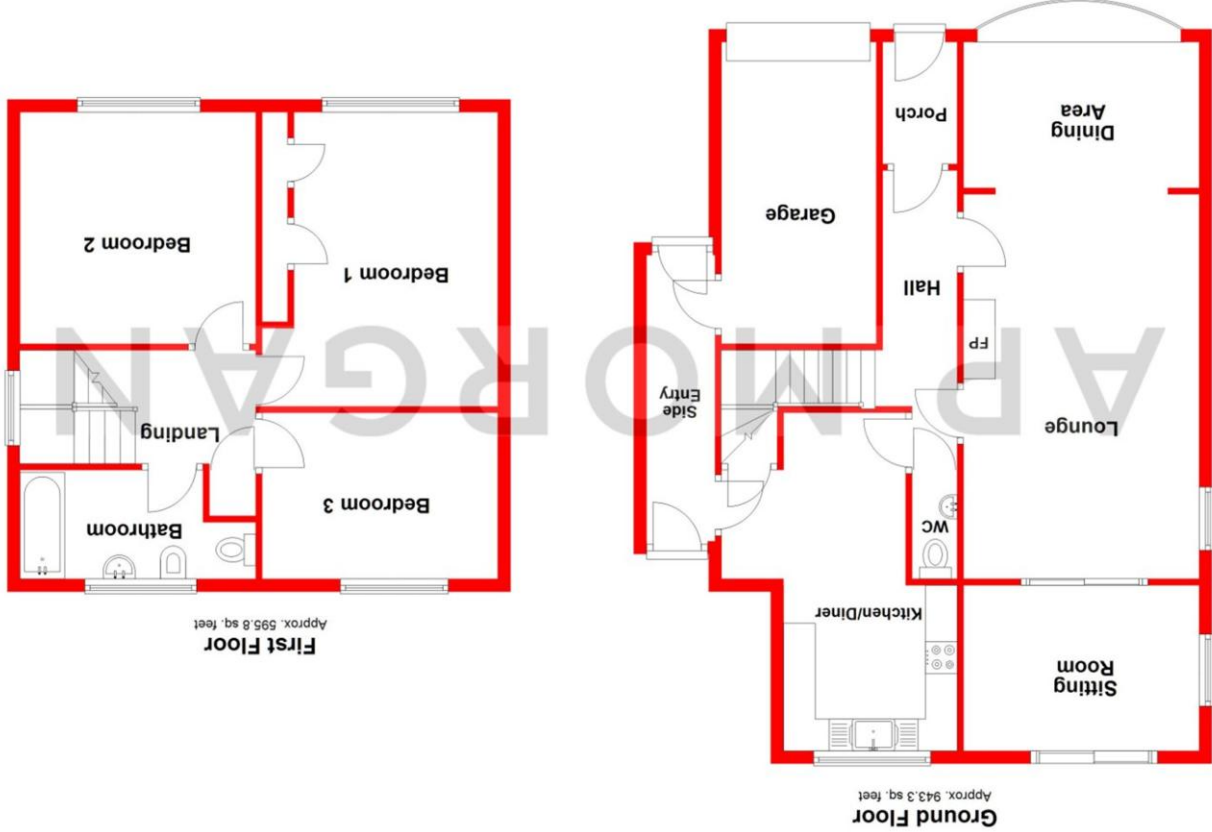
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 1539.1 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 Planlup.

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