

**AP MORGAN**



**Golden Cross Lane, Catshill, Bromsgrove**  
Offers in the region of £475,000

**Features:**

- Executive extended family home laid over three floors
- Generous accommodation laid over 2100 sq. ft.
- Five double bedrooms
- Modern family bathroom, en-suite bathroom & guest w/c
- Impressive and modern open plan kitchen/dining/family room
- Bay fronted lounge/cinema room
- Large landscaped South facing rear garden
- Block paved driveway

**Description:**

Showcasing over 2,100 sq. ft. of versatile contemporary living space, this vastly extended five double bedroom family home occupies a well-regarded village location in Catshill, Bromsgrove.

The property is approached via a block-paved driveway, complete with an electric vehicle charging point and parking for multiple vehicles.

Upon entering through the spacious, vaulted ceiling porch, the modern interior briefly comprises an inviting entrance hallway with a ground floor guest WC and a front reception room featuring a bay window, currently utilised as a home cinema room. The heart of the home is the impressive open-plan kitchen/dining/family room, offering exceptional entertaining space. The kitchen is fitted with a comprehensive range of integrated appliances, complemented by a partially vaulted ceiling and full-width bi-fold doors that flood the space with natural light and seamlessly extend the living area into the garden during the warmer months.

Rising to the first floor, the landing provides access to three double bedrooms, including a superb principal bedroom benefitting from a stylish en-suite bathroom featuring a freestanding clawfoot bath. A contemporary three-piece family bathroom serves the remaining bedrooms. A further staircase leads to the second floor, hosting two additional double bedrooms, both enjoying built-in wardrobes and large picture windows overlooking the rear garden.

Externally, the property boasts a beautifully landscaped and generously sized south-facing rear garden. A substantial porcelain-paved patio provides the perfect space for outdoor dining and entertaining, leading to an artificial lawn and a large timber-framed garden room to the rear, offering excellent potential for use as a workshop, home office, or gym.

The property is conveniently located within easy walking distance of local shops, amenities, and facilities. First, middle, and high



schools are nearby, including Bromsgrove School. Excellent commuter links are close at hand, with access to the M5 motorway and M42 motorway providing routes to Birmingham, Worcester, and surrounding areas. Bromsgrove town centre offers a wide range of eateries, leisure centres and gyms, supermarkets, healthcare facilities, and professional services.

**Details:**

**Porch** 2.24 x 1.82

**Entrance Hall**

**W/C** 1.39 x 0.81

**Lounge/Cinema Room** 4.27 x 3.20 Max into bay

**Kitchen** 7.08 x 3.16

**Family/Dining Room** 5.24 x 6.97 Both max

**First Floor Landing**

**Master Bedroom** 4.20 x 2.54

**En-suite Bathroom** 1.60 x 2.54

**Bedroom Two** 3.49 x 3.20

**Bedroom Three** 3.07 x 3.79 Max into bay

**Bathroom** 2.28 x 1.77

**Second Floor Landing**

**Bedroom Four** 4.92 x 4.15 Max

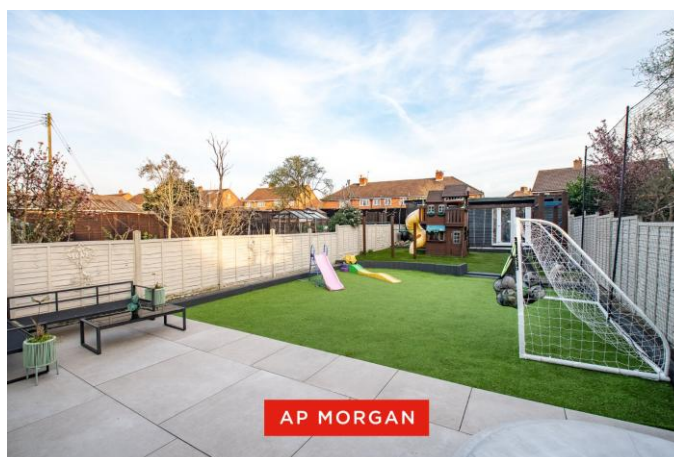
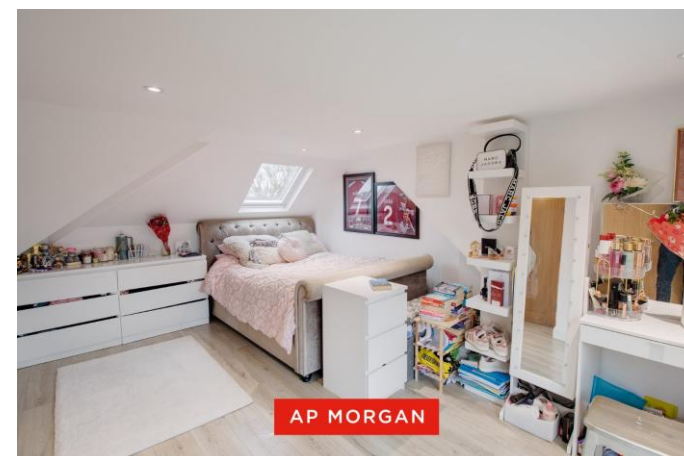
**Bedroom Five** 4.55 x 2.67

**EPC Rating:** C

**Council Tax Band:** (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)

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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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