

AP MORGAN



Barley Mow Lane, Catshill, Bromsgrove
Asking Price £500,000

Features:

- Charming & unique former Nailers cottage
- Wealth of period style features
- Substantial outbuildings including wide tandem garage & detached barn
- Three double bedrooms & family bathroom
- Country style kitchen, separate utility & guest w/c
- Lounge & formal dining room with feature wood burners
- Private and generous rear garden
- Timber deck with summerhouse and pond
- Driveway for multiple cars

Description:

A charming detached former nailers cottage, with the oldest part of the property dating back approximately 200 years, boasting a wealth of period style features throughout. Extended over the years to create a versatile and unique family home, the property occupies a generous plot with the addition of a wide tandem garage and an impressive detached barn to the rear, presenting fantastic potential.

The frontage is set back behind a lawned foregarden, screened from the road by a decorative brick wall and neatly maintained mature hedgerow. A generous driveway runs down the left hand side providing parking for multiple vehicles, with secure gates leading to further parking and the tandem garage beyond.

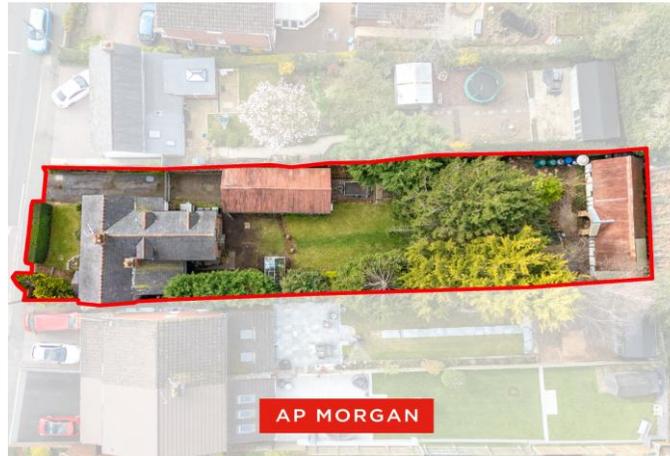
The characterful interior is entered through a feature timber door leading into the porch and entrance hall.

The accommodation briefly comprises a spacious lounge with striking exposed beams, dual aspect views and a wood burning stove, a separate formal dining room with slate flooring, a log burner set within a decorative exposed brick surround, and a well-proportioned fitted kitchen with a range of wall and base units, integrated oven and grill, gas hob and extractor hood. Further to the rear is a separate utility room for laundry appliances and a ground floor WC.

Rising to the first floor, the landing has doors leading off to three well-proportioned double bedrooms.

The principal bedroom is particularly impressive, characterised by a vaulted ceiling with exposed beams, timber flooring and dual aspect views over the rear garden. The family bathroom is a four piece suite in keeping with the character of the property, featuring a freestanding claw foot bath and a separate spacious shower enclosure. Eaves storage with restricted headroom is also accessible from the landing.

The rear garden is generous and private, laid to an initial lawn with a personnel door through to the wide tandem garage, which benefits from fitted power and lighting. A greenhouse, dwarf wall with steps and a larger upper lawn with mature shrubbery to the borders leads onto a further paved area to the rear of the garage. A meandering slate chipping pathway winds through well established trees and rockery gardens to a recently added timber decked seating area with summerhouse overlooking a fish



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pond. Sitting proudly at the rear of the plot is a substantial detached barn with mezzanines, offering generous storage or the versatility to convert into additional living accommodation, subject to the relevant permissions.

The property is well placed for a range of local facilities including two convenience stores, one with a post office, a primary school, village hall, chemist, dentist and a good selection of eating establishments. Excellent road links provide easy access to both the M5 and M42 motorway junctions.

Details:

Porch 0.95 x 1.70

Entrance Hall

Lounge 7.19 x 3.57 Both max

Dining Room 3.47 x 4.08

Kitchen 4.70 x 3.55 Both max

Utility Room 1.71 x 2.32

W/C 1.71 x 1.07

First Floor Landing

Bedroom One 4.33 x 3.56 Both max

Bedroom Two 3.56 x 3.35 Max

Bedroom Three 2.80 x 3.68 Max

Family Bathroom 2.72 x 2.31

Outbuildings

Tandem Garage 8.9 x 3.76

Detached Barn 3.37 x 10.04 Max length & width

Summerhouse 2.05 x 2.05

Greenhouse 2.50 x 1.90

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.



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Property to sell?

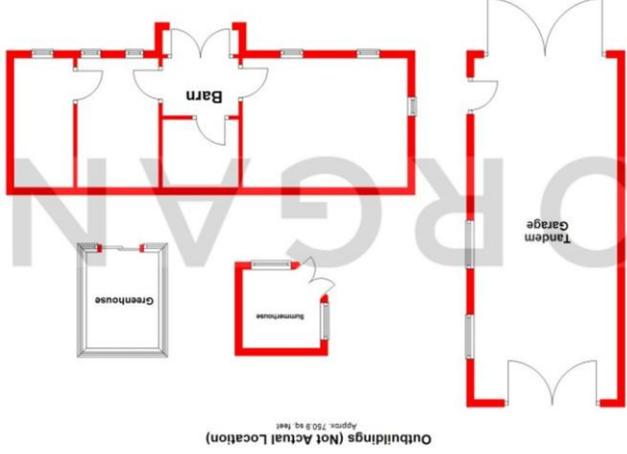
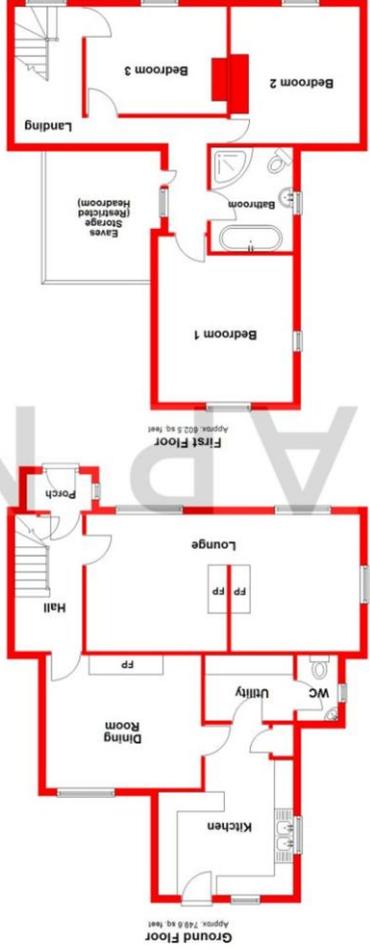
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Total area: approx. 2,103 sq. feet

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