

**AP MORGAN**



**Gibb Lane, Catshill, Bromsgrove**  
Asking Price £400,000

**Features:**

- Well-presented semi-detached family home
- Generous accommodation laid over three floors
- Two reception rooms & stylish kitchen extension
- Four well-proportioned bedrooms
- Bathroom & additional shower room
- Large south facing rear garden
- Driveway & garage
- Popular village location of Catshill

**Description:**

An excellent opportunity to purchase this deceptively spacious four-bedroom semi-detached family home, boasting versatile living space, a large south-facing rear garden, and a garage to the rear. The property occupies a popular village location of Catshill, Bromsgrove.

The property is approached via a driveway providing parking for multiple cars, with a shared driveway to the side leading to a garage at the rear.

The property is entered through an enclosed porch leading to the entrance hall, which has under-stairs storage. There is a front reception room featuring a bay window to the front aspect, a ground floor bathroom suite, and a further rear reception room offering versatile living space, opening through into the stylish fitted kitchen/breakfast room. This room benefits from a partially vaulted ceiling with skylights and a range of fitted wall and base units with stone work surfaces and a central island unit. The kitchen opens into a separate utility room, which offers space for laundry appliances, and French doors open out to the rear garden.

Rising upstairs, the first-floor landing gives access to double bedroom one with built-in wardrobes, double bedroom two, well-proportioned bedroom three, and a family shower room. A further staircase rises to the second floor, which hosts a good-sized bedroom four with some reduced headroom.

Moving outside, the property enjoys a generous south-facing rear garden, laid to an initial stone paved patio leading to a gravelled area with a pathway extending back to a lawn at the rear, and backing onto open playing fields beyond the rear boundary.

The property is conveniently located within close proximity to a range of local amenities, including a post office, small supermarkets, a primary school, and several eating establishments, all within walking distance. Public footpaths into open countryside



are also nearby, while the M42 and M5 motorway junctions are easily accessible for commuting to Birmingham and the surrounding areas.

**Details:**

**Porch**

**Entrance Hall**

**Sitting Room** 4.17 x 3.49 Max into bay

**Lounge Area** 3.82 x 3.49

**Kitchen/Breakfast Room** 3.17 x 5.19 Max

**Utility Room** 1.41 x 1.88

**Bathroom** 1.54 x 1.88

**Garage** 5.79 x 2.89

**First Floor Landing**

**Bedroom One** 3.83 x 3.49 Max incl wardrobes

**Bedroom Two** 3.65 x 3.49 Both max

**Bedroom Three** 3.46 x 1.90

**Shower Room** 1.98 x 1.88

**Second Floor**

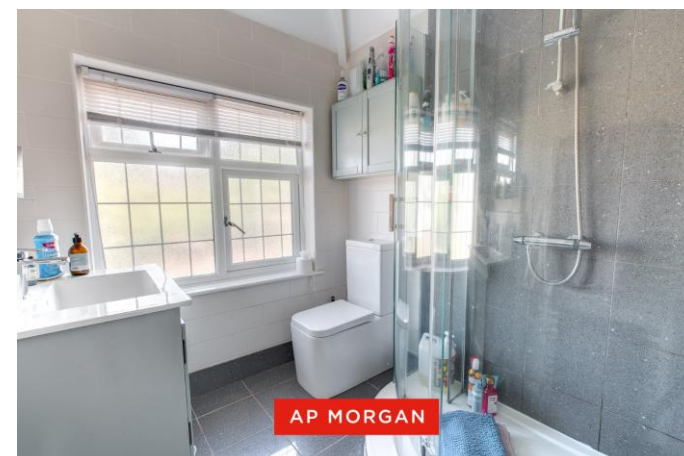
**Bedroom Four** 4.12 x 4.20

**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)

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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.

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### 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.



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