

**AP MORGAN**

**Beehive Close, Catshill, Worcestershire**  
Asking Price £235,000

### Features:

- Well-presented semi-detached home
- Three bedrooms
- Generous sized lounge/diner
- Modern fit kitchen
- Great utility room
- Ample storage throughout
- Low maintenance rear garden
- On-street parking

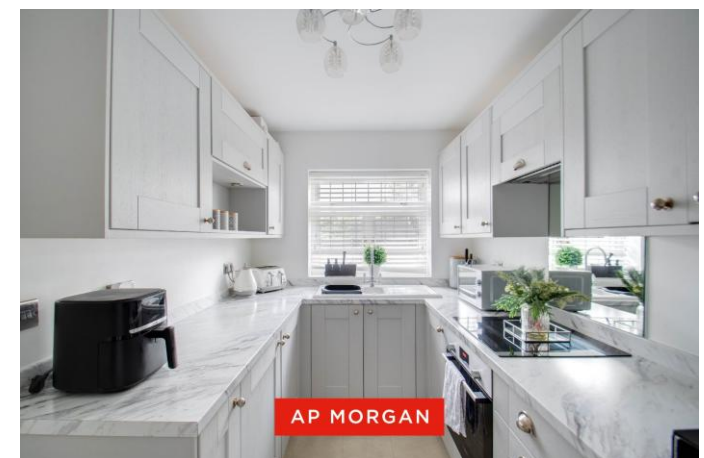
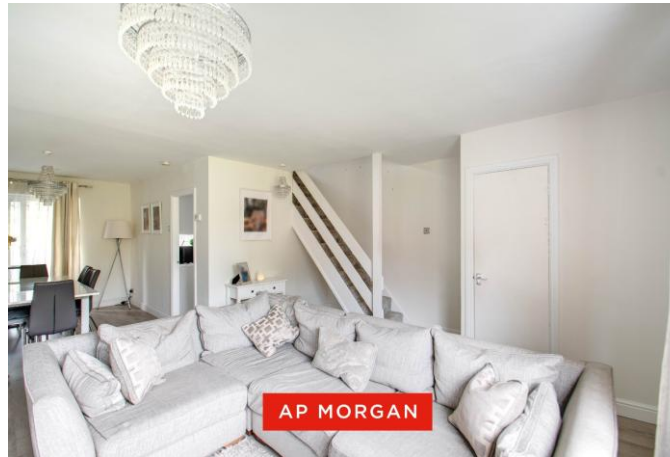
### Description:

Introducing this well-presented semi-detached home, ideal for couples and families, offering three bedrooms, a generously sized kitchen/diner, a well-fitted kitchen, a handy utility room, a modern bathroom, and a low-maintenance rear garden. The property also benefits from a single garage and ample on-street parking and is situated in the highly sought-after area of Catshill, Bromsgrove.

On arrival, the property features a large front lawn, with hedges and shrubbery adding greenery to the frontage as well as additional privacy. A pathway leads to the entrance, while a side gate provides access to the rear garden.

Upon entering, the ground floor opens into the porch, leading through to the generously sized lounge/diner. The lounge area provides a comfortable living space and includes a storage cupboard and stairs rising to the first floor. To the rear, the dining area offers an ideal space for a family-sized dining table. Located at the back of the dining area is the utility room, fitted with worktops and storage space, along with additional room for freestanding appliances, and a door opening onto the rear garden. To the right of the dining area is the well-fitted kitchen, offering ample storage and worktop space, an integrated oven with electric hob, and a fridge/freezer.

The first floor leads from the landing into bedroom one, a generous double with ample space for storage units; bedroom two, another spacious double; and bedroom three, a single bedroom or ideal office/nursery space, complete with a storage cupboard by the entrance. The first floor also features the bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden opens onto a large patio area, offering an excellent space for outdoor furniture and dining. The patio wraps around the side of the property, alongside a small lawn area and a gate providing access to the front, ideal for bin storage. The rear of the property also provides a garage for additional parking.

The property is conveniently positioned within easy walking distance of local shops, facilities, and amenities. Well-regarded first, middle, and high schools are nearby, including the prestigious Bromsgrove School. Excellent commuter links are also available, with the M5 and M42 providing direct access to Birmingham, Worcester, and surrounding areas. Bromsgrove town centre offers an excellent range of amenities, including supermarkets, eateries, leisure centres, gyms, doctors, dentists, a health centre, and professional services.

**Details:**

**Porch**

**Lounge/Diner** 25'6" x 15'11" (7.77m x 4.85m) Both Max

**Kitchen** 10'10" x 6'11" (3.3m x 2.1m)

**Utility** 7'6" x 8'10" (2.29m x 2.7m)

**Landing**

**Bedroom One** 13'11" x 10' (4.24m x 3.05m)

**Bedroom Two** 10'11" x 9'11" (3.33m x 3.02m)

**Bedroom Three** 7'9" x 5'8" (2.36m x 1.73m)

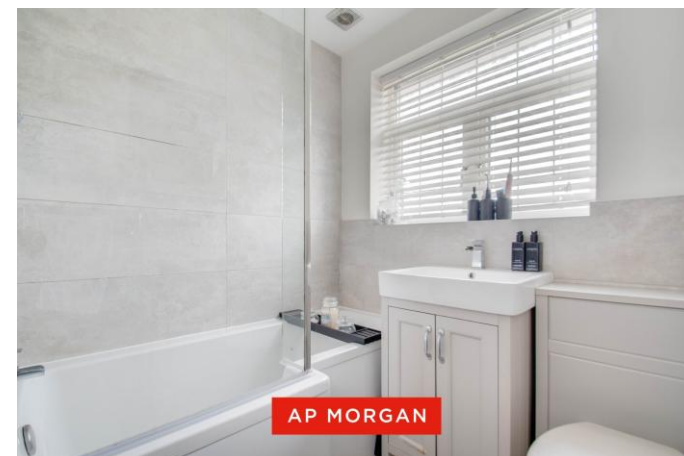
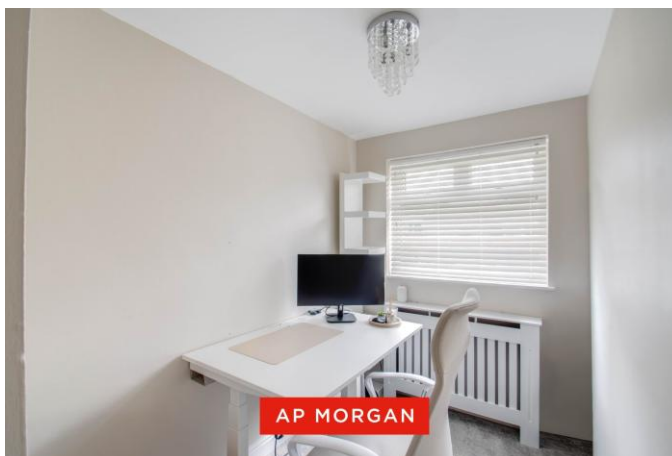
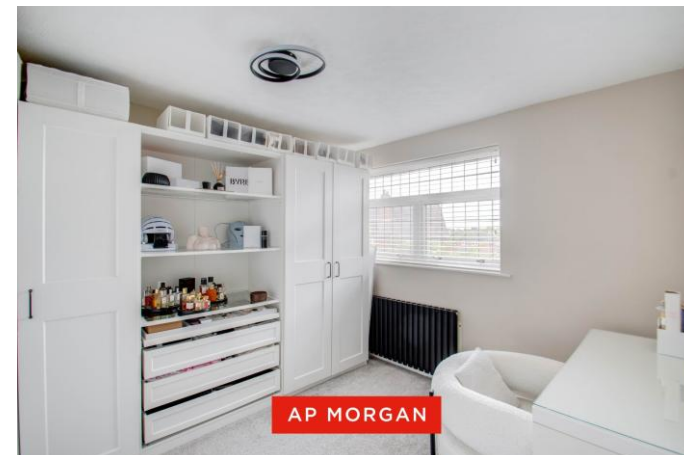
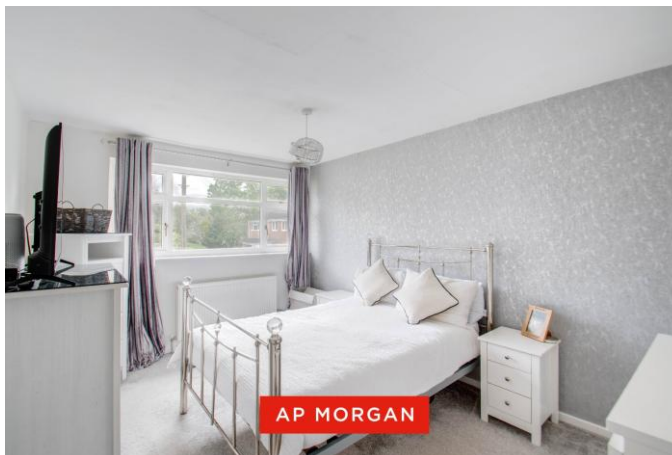
**Bathroom** 5'6" x 6'2" (1.68m x 1.88m)

**EPC Rating:** D

**Council Tax Band:** B (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.

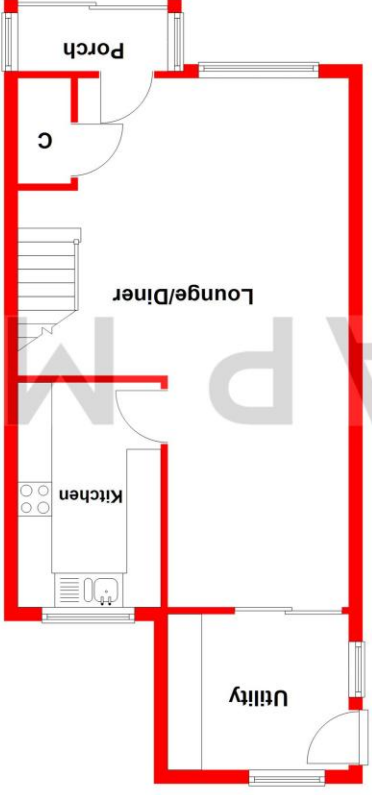
### Need a solicitor?

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.

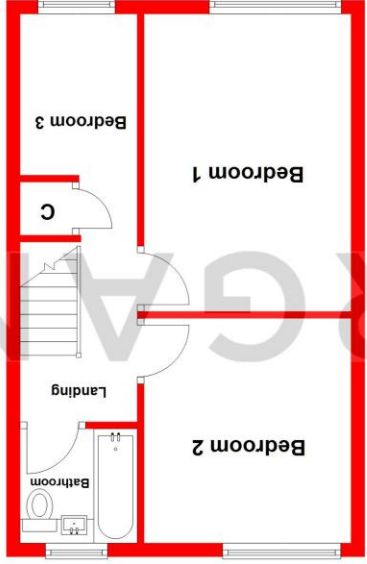
### Identity Checks

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. 46.3 sq. metres (498.4 sq. feet)



First Floor  
Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 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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