

AP MORGAN



Mallow Drive, Catshill, Bromsgrove
Offers in the region of £525,000

Features:

- Beautifully presented detached property
- Four spacious bedrooms
- Well-equipped kitchen/diner
- Two spacious reception rooms
- Great conservatory
- Well-presented rear garden
- Three-car driveway
- Sought-after residential location

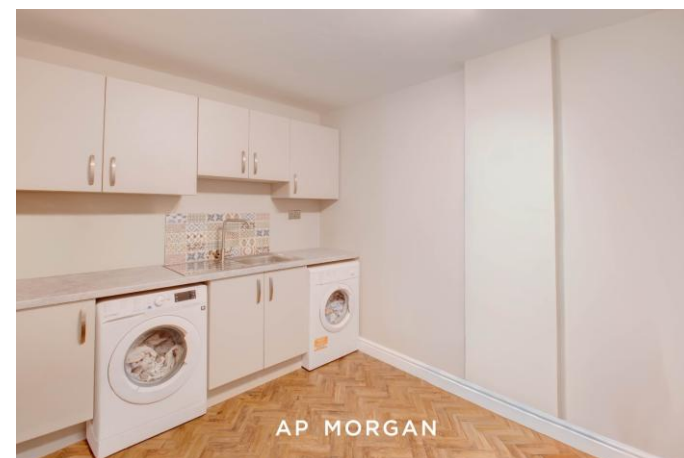
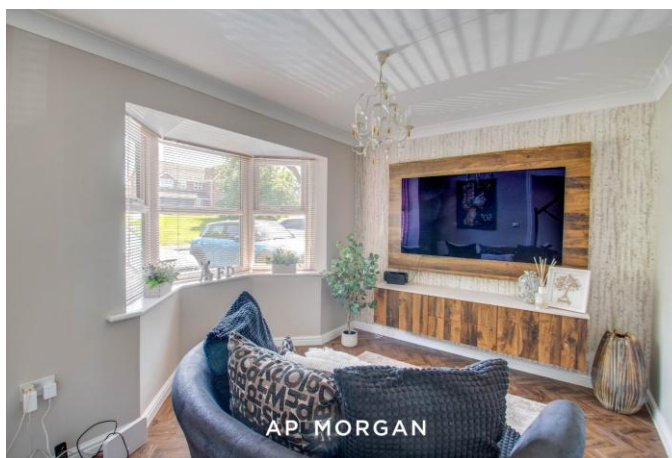
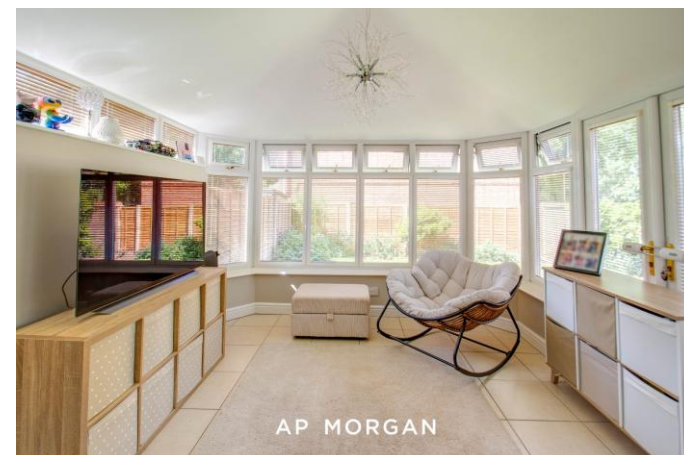
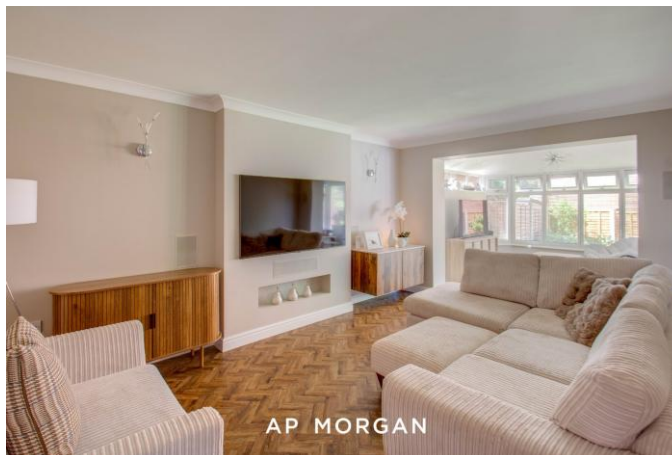
Description:

Welcoming you to this beautifully presented detached family home offering four spacious bedrooms, one with an en-suite, two generously sized reception rooms, a well-equipped kitchen/diner, an excellent conservatory space, a practical utility room, and the benefit of a three-car driveway, situated in the sought-after area of Catshill, Bromsgrove.

On arrival, the property is positioned in a quiet and peaceful location, with a large driveway offering space for three vehicles, a garage door leading into a useful storage space, and a gate to the side allowing access to the rear garden.

Upon entering, the ground floor welcomes you into the entrance hall, comprising stairs rising to the first floor with a WC underneath, fitted with a toilet and wash basin, as well as additional storage space to the side. To the left of the entrance is the first reception room, a wonderful sitting room for relaxation, with a bay window allowing plenty of natural light to flow through. Beyond the sitting room is the lounge, another comfortable living space which, being open plan to the conservatory, creates a bright and welcoming area perfect for family entertainment and hosting, with French doors opening onto the rear garden. At the end of the hall is the kitchen/diner, initially providing space for a family dining table, with bi-fold doors creating an open connection to the rear patio. The kitchen, situated to the right, is fitted with ample storage and worktop space, an integrated dual oven, microwave, warming drawer, fridge/freezer, dishwasher, and wine cooler. The entrance hall also provides access to the utility room, a generously sized space with additional storage and worktops, space for freestanding appliances, and two large fitted cupboards.

The first floor leads onto the landing and into the master bedroom, a generous double room featuring two large fitted wardrobes, ideal for space-saving, as well as an en-suite fitted with a toilet, wash basin, and shower cubicle. Bedrooms two and three are both spacious double bedrooms, while bedroom four is a well-sized single room with space for storage units. The first floor also benefits from a family bathroom fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden opens onto a patio area, ideal for outdoor furniture and dining, with a gate allowing side access to the front of the property. The lawn extends to the end of the garden and is bordered by fencing and mature shrubbery.

This property, with its fantastic kerb appeal, sits in the sought-after area of Woodland Grange, close to open playing fields and approximately one mile north of Bromsgrove. It is ideally placed for both private and state schooling, local shops, and convenient commuting access to the M42 and M5 motorway junctions.

Details:

Entrance Hall

Sitting Room 9' x 11'3" (2.74m x 3.43m)

Lounge 16'7" x 11'3" (5.05m x 3.43m)

Conservatory 11' x 11'3" (3.35m x 3.43m)

Kitchen/Diner 14'8" x 14'10" (4.47m x 4.52m)

Utility 10'11" x 7'7" (3.33m x 2.3m)

WC

Landing

Master Bedroom 13' x 11'1" (3.96m x 3.38m)

En-suite 7'4" x 6'5" (2.24m x 1.96m)

Bedroom Two 10'6" x 11'2" (3.2m x 3.4m)

Bedroom Three 11'9" x 8'4" (3.58m x 2.54m)

Bedroom Four 9'1" x 8'4" (2.77m x 2.54m)

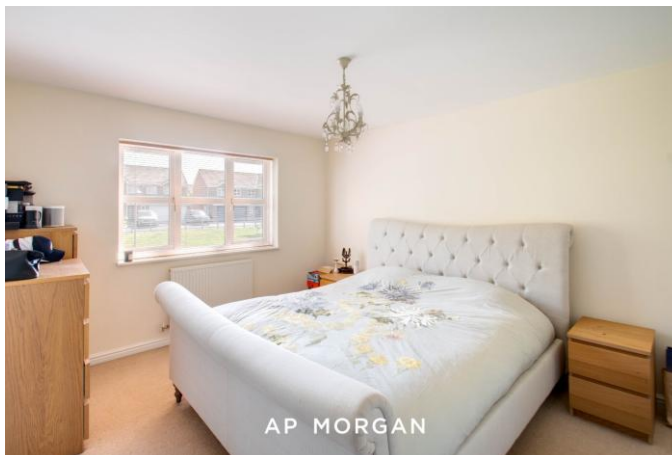
Bathroom 6'2" x 6'8" (1.88m x 2.03m)

EPC Rating: To be confirmed

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.



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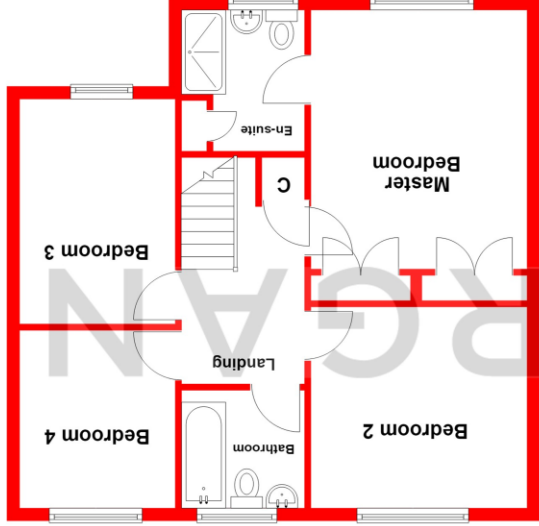
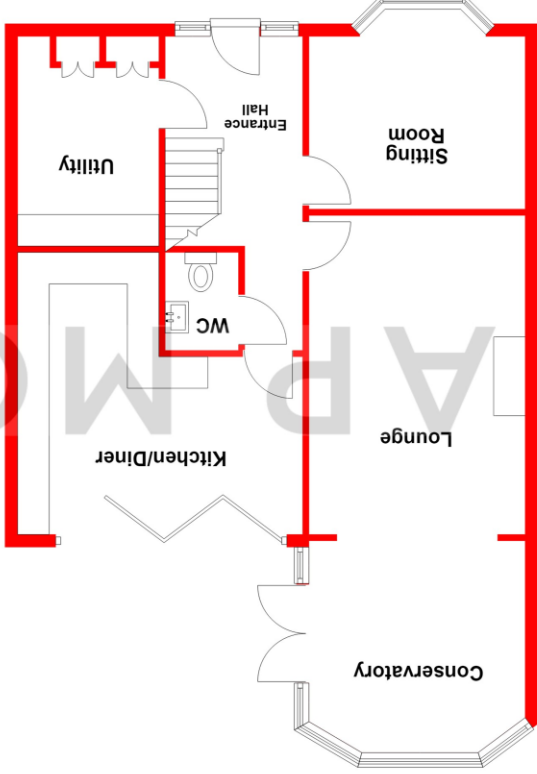
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Total area: approx. 133.6 sq. metres (1438.0 sq. feet)

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Plan produced using Planlup.