

AP MORGAN



Tall Trees Close, Catshill, Bromsgrove
Offers in the region of £375,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Three bedrooms
- Open-plan kitchen/diner
- Generous lounge space
- Fantastic conservatory
- Beautifully landscaped rear garden
- Multi-car driveway and single garage
- Sought-after location

Description:

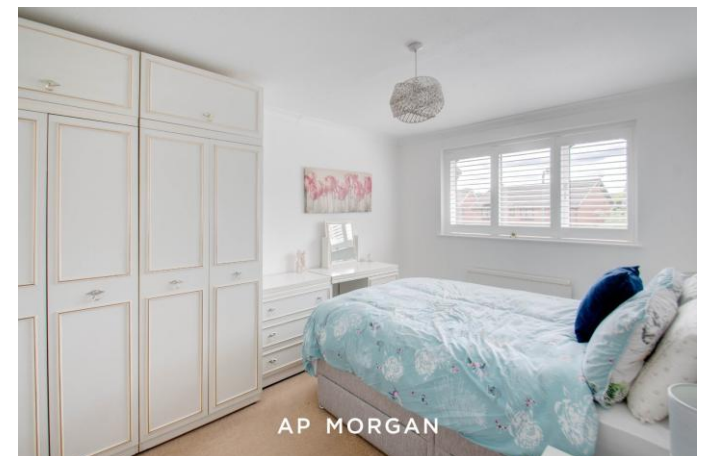
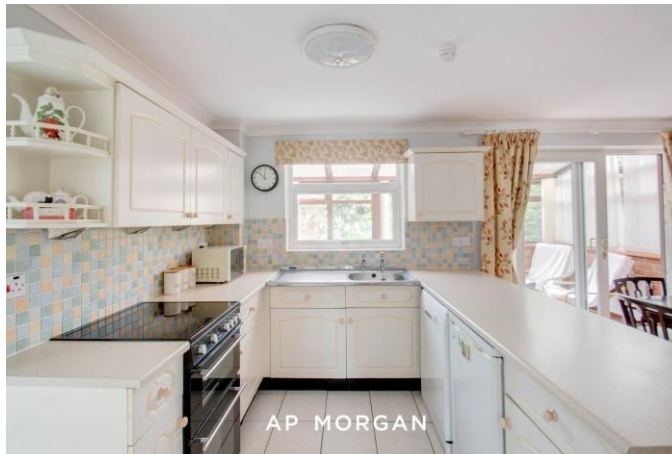
Introducing this well-presented link-detached property, offered with no onward chain. The property provides three bedrooms, a generous lounge, a well-equipped open-plan kitchen/diner, a beautifully landscaped rear garden, and the benefits of a garage and driveway. It is situated in the highly sought-after area of Catshill, Bromsgrove.

On arrival, the property presents a driveway suitable for two vehicles, as well as a single garage to the left fitted with an electric garage door, offering additional parking or storage space. To the right of the driveway is a lawn bordered by hedges, with a mature tree at its centre.

Upon entering through the sliding doors, you are welcomed into a porch leading to the entrance hall. To the left is a WC fitted with a toilet and wash basin, while the staircase is situated straight ahead. The hall also provides access to the kitchen at the rear and the lounge to the right.

The kitchen/diner offers an excellent open-plan space, with the kitchen fitted with ample storage and worktop space, as well as room for freestanding appliances. The dining area provides space for a family dining table and benefits from access to both the lounge and conservatory. The lounge is a generous room, ideal for relaxation and family entertainment. Sliding doors from the dining area lead into the conservatory, which provides an additional living space and is perfect for enjoying the warmer months.

To the left of the kitchen is the utility room, fitted with worktop space, storage cupboards, a sink, and space for utility appliances. The utility room also provides access to the garage and a door leading directly into the rear garden.



The first floor comprises bedroom one, a spacious double bedroom with room for additional storage furniture and the benefit of an en-suite, complete with a toilet, wash basin, and shower cubicle. Bedroom two is a further double bedroom, while bedroom three is a single bedroom. The family bathroom is fitted with a toilet, wash basin, and shower cubicle.

The rear garden opens onto a patio area, with steps leading up to a lawn bordered by brick walls. The garden is enhanced by a variety of bushes and shrubs and benefits from a summer house and greenhouse, positioned in opposite rear corners.

The property is conveniently situated close to a good range of local shops, convenience stores, a post office, a park, and a variety of eating establishments. It also offers excellent access to local schools and the M5 and M42 motorway networks.

Details:

Porch

Entrance Hall

Lounge 16' x 10'5" (4.88m x 3.18m)

WC

Kitchen/Diner 12'9" x 16'11" (3.89m x 5.16m)

Utility Room 11'11" x 5'10" (3.63m x 1.78m)

Conservatory 7'5" x 15' (2.26m x 4.57m)

Landing

Bedroom One 12'9" x 9'2" (3.89m x 2.8m)

Bedroom Two 8'7" x 9'5" (2.62m x 2.87m)

Bedroom Three 9'2" x 7'9" (2.8m x 2.36m)

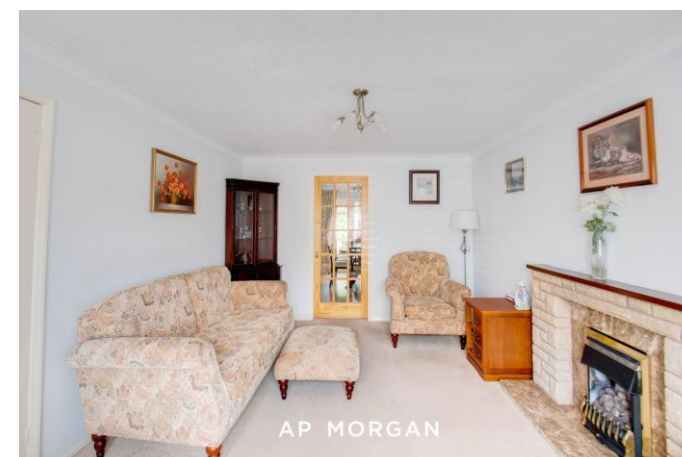
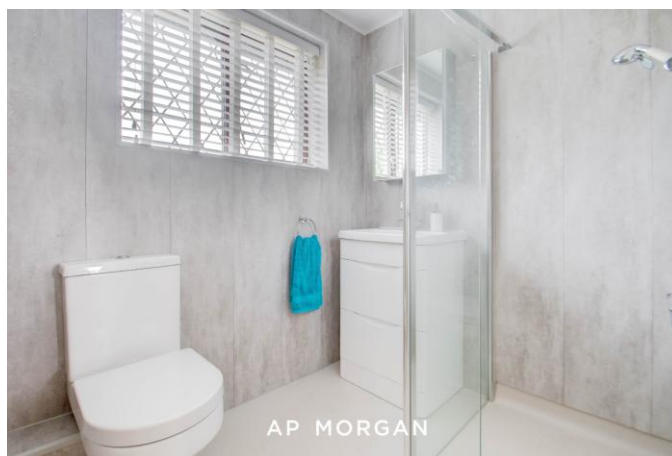
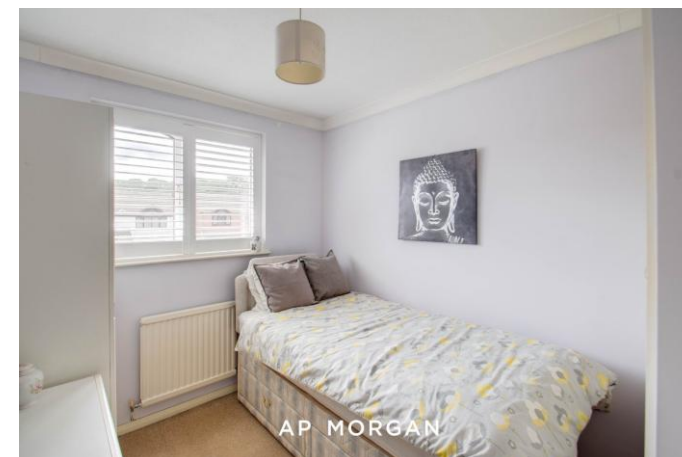
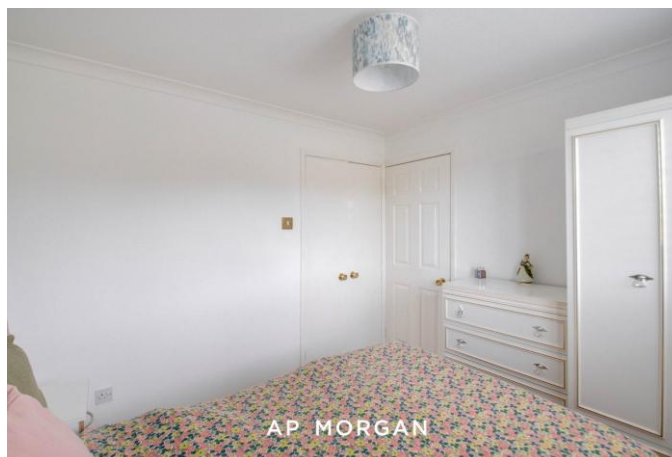
Bathroom 5'5" x 7'2" (1.65m x 2.18m)

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?

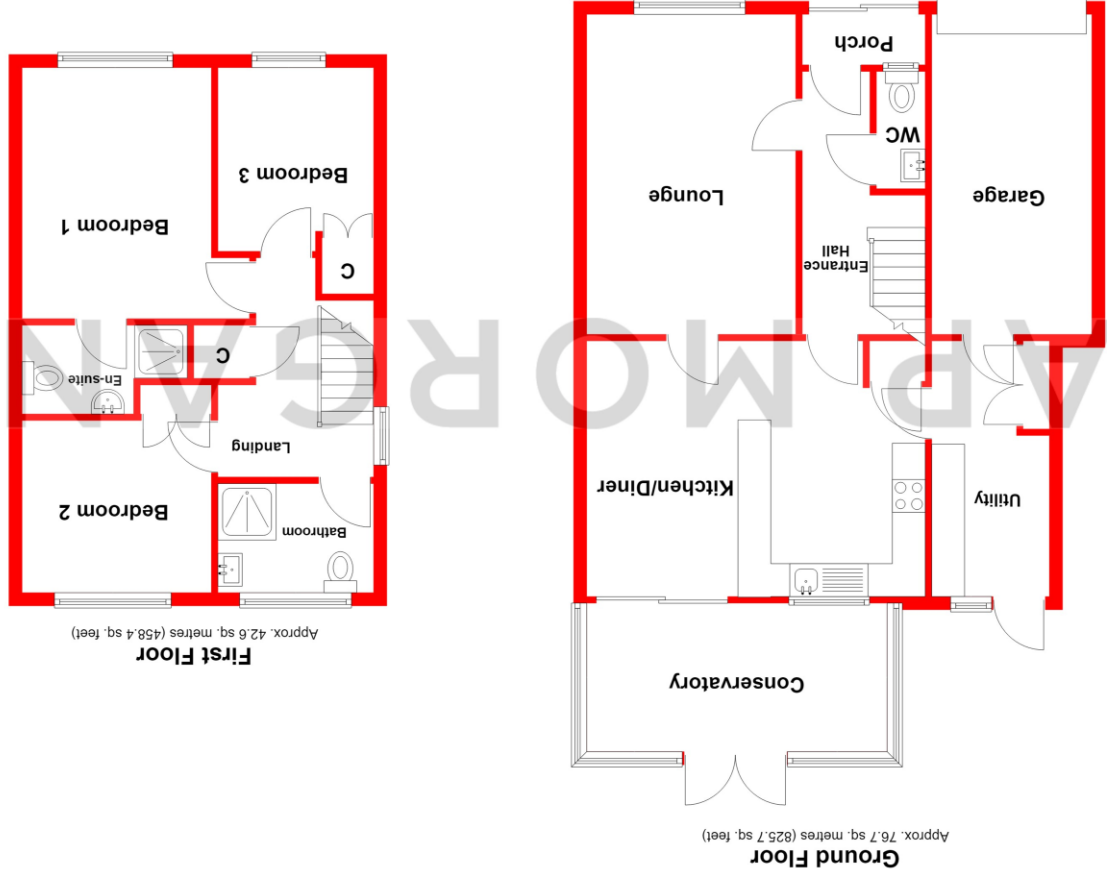
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Total area: approx. 119.3 sq. metres (1284.1 sq. feet)

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