



**AP**  
**MORGAN**  
**For Sale**  
01527 910 300  
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**Golden Cross Lane, Bromsgrove**  
Offers in Excess of £125,000

**360° VIRTUAL TOUR**



**Features:**

- 2 bedroom maisonette
- Lounge/diner
- Kitchen
- Shower room
- 2 good-sized bedrooms
- Off-road parking
- Gas C.H. & double glazing
- EPC rating D

**Description:**

A delightful 2 bedroom maisonette ideally placed for local shops and amenities in Catshill. This pet friendly property briefly comprises, Entrance on the ground floor with stairs rising to the accommodation, which presents an L-shaped lounge diner with window to front, a modern fitted kitchen with inset sink, matching units and cupboards, with space and connections for a washing machine and the cooker of your choice. Bedroom 1 is to the rear and is a double, generous bedroom 2 faces to the front, and there is a fitted shower room. Finally there is loft storage accessed from the landing. Outside in front of the entrance is off-road parking for 1 vehicle. The property is well placed for bus and commuter routes to Birmingham, Redditch, and Worcester.





**Details:**

**Entrance**

**Stair rise to first floor**

**Lounge/Diner**

22' 4" max x 16' 0" max (6.80m x 4.87m)

**Bedroom 1**

10' 9" x 10' 0" (3.27m x 3.05m)

**Bedroom 2**

16' 8" x 7' 8" (5.08m x 2.34m)

**Shower Room**

7' 7" x 6' 4" (2.31m x 1.93m)



**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Share of 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 Morgan Financial Solutions. 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.morganfs.co.uk](http://www.morganfs.co.uk)

Property to sell?

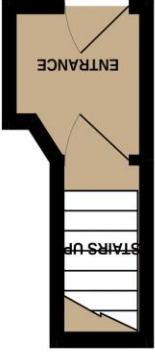
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



1ST FLOOR  
821 sq. ft. (76.3 sq. m.) approx.



TOTAL FLOOR AREA : 872 sq. ft. (81.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.  
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