



**Green Lane, Bromsgrove**  
Guide Price £235,000

**Features:**

- Beautifully presented semi-detached house
- Stylish interior
- Lounge with feature log burner
- Dining room & modern kitchen
- Three bedrooms
- Modern family bathroom
- Rear garden, large driveway & garage
- EPC - C

**Description:**

A beautifully presented semi-detached property situated in Catshill, Bromsgrove. The interior of the property briefly comprises an entrance porch, hallway with two storage cupboards and stairs rising to the first floor, spacious lounge with feature log burner opening into the well-proportioned lounge with sliding doors to the rear garden. The stylish kitchen provides a range of wall and base units, space for a range style cooker with large fitted extractor hood over, further space for a dishwasher and tall standing fridge freezer a side door gives access to the rear garden, a utility room offering plumbing electrics for a washing machine and a rear access door to the garage. The first floor landing accommodates sizable bedrooms one and two both with integrated wardrobe storage, a further bedroom three with cupboard store and a contemporary family bathroom offering a P-shaped bathtub with overhead rainfall shower head and separate shower head tap. Outside to the rear the property enjoys a newly re-paved patio area boarding a well-maintained lawn, to the front the property is set back from the road by a substantial driveway for off-road parking and access to the garage via an electric roller garage door. Furthermore the home benefits from modern composite fitted doors to the front and rear, stylish hardwood interior doors, fully boarded loft space with lighting, gas central heating and double glazing throughout. The property is situated in a popular area of Catshill nearby to a variety of local convenience shops, schools, eateries and transport links including ease of access to Bromsgrove town centre for further shopping and access to the M5 and M42.



**Details:**

**Entrance Hallway**

**Lounge**

14' 0" x 9' 9" (4.26m x 2.97m)

**Dining Room**

11' 3" x 8' 7" (3.43m x 2.61m)

**Kitchen**

12' 8" x 8' 10" (3.86m x 2.69m) max

**Utility room**

**Garage**

15' 2" x 7' 8" (4.62m x 2.34m)

**First Floor Landing**

**Bedroom One**

14' 0" x 10' 0" (4.26m x 3.05m) max

**Bedroom Two**

11' 3" x 10' 0" (3.43m x 3.05m) max

**Bedroom Three**

7' 1" x 7' 0" (2.16m x 2.13m)

**Bathroom**

8' 1" x 6' 8" (2.46m x 2.03m)

**EPC Rating: C**

**Council Tax Band: C** (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 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.morgans.co.uk](http://www.morgans.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.

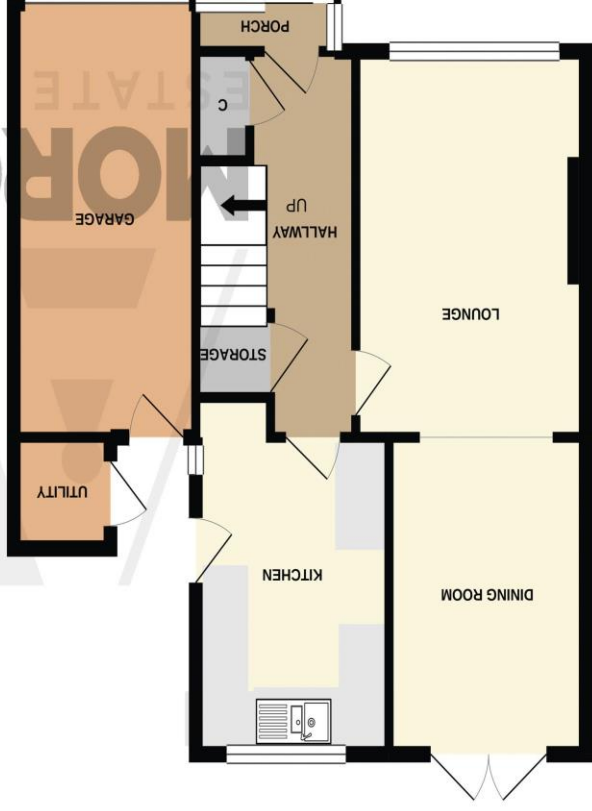
### Need a solicitor?

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.

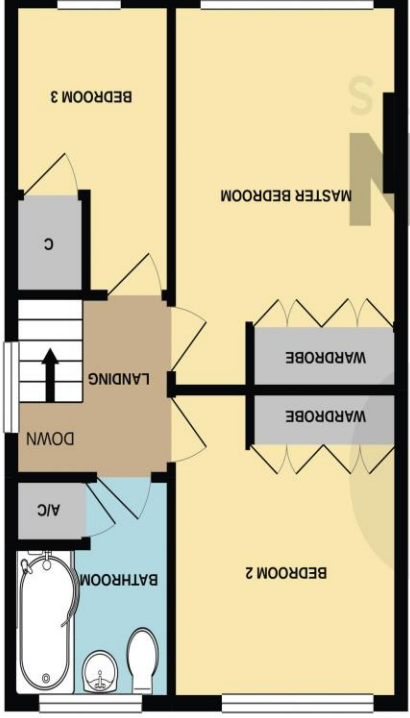
### Need a removal company and storage?

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.

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

While 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. Made with Metropix ©2020

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