

**AP MORGAN**



**Shelley Close, Bromsgrove**  
**£199,950**

**Features:**

- Well-presented mid terraced house
- Three good sized bedrooms
- Family bathroom & ground floor W/C
- Stylish family kitchen/dining room
- Separate utility room & potential office space
- Low maintenance rear garden
- Potential to rent garage space in separate block
- EPC - C

**Description:**

A well-presented and deceptively spacious, three bedroom, mid terraced house, situated in popular cul-de-sac location of Catshill, with access to open countryside walks, playing field and park on your doorstep. The property, in brief, comprises; large enclosed porch, entrance hallway having stairs rising to the first floor landing, generous sized lounge, stylish fitted kitchen/diner fitted with a range of wall and base units, integrated oven and grill, five burner gas hob and extractor hood over, with space for further appliances, ground floor guest W/C, good sized rear hallway offering space for a desk/home office, and utility room at the back of the property with space for additional appliances. Moving upstairs, the first floor landing provides; double bedrooms one and two, well-sized bedroom three and a three piece family bathroom complete with shower over bath. Towards the rear of the property, enjoys a low-maintenance landscaped garden, while the frontage of the property, offers a beautifully presented fore garden with raised beds, artificial lawn and fenced boundaries. Additional benefits include; gas fired central heating (replaced approximately 2020) and double glazing throughout, flat roof to the rear replaced approximately 2018, and option to rent a garage space in a separate block. Occupying a convenient to the fringes of Catshill, with a range of small shops, and eating establishments and express supermarkets, First and Middle school, medical and dental facilities, community hall and chemist all within easy reach. Access to nearby road links such as the M5 and M42 allow for ease of travel and commuting to surrounding areas.



**Details:**

**Porch**

**Hallway**

**Lounge**

12' 2" x 14' 3" (3.71m x 4.34m)

**Kitchen/Dining Room**

9' 5" x 14' 3" (2.87m x 4.34m)

**Ground Floor W/C**

**Rear lobby/office space**

5' 11" x 7' 6" (1.80m x 2.28m)

**Utility Room**

8' 3" x 6' 0" (2.51m x 1.83m)

**First Floor Landing**

**Bedroom One**

12' 1" max into doorway x 10' 11" (3.68m x 3.32m)

**Bedroom Two**

9' 6" x 13' 5" (2.89m x 4.09m) both max

**Bedroom Three**

9' 0" x 9' 5" (2.74m x 2.87m) both max

**Bathroom**

5' 5" x 6' 11" (1.65m x 2.11m) both max

**EPC Rating:** C

**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 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.

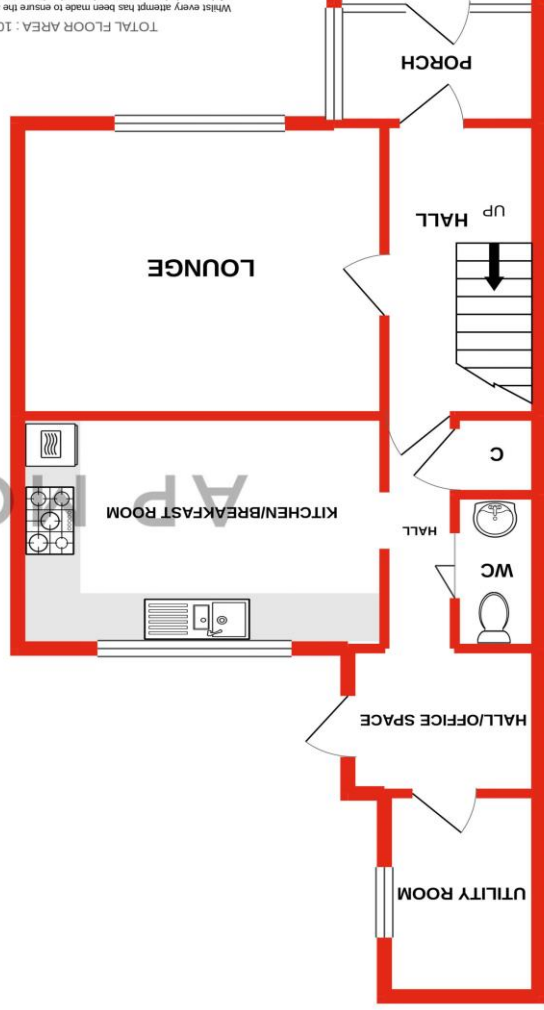
## Need a solicitor?

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.

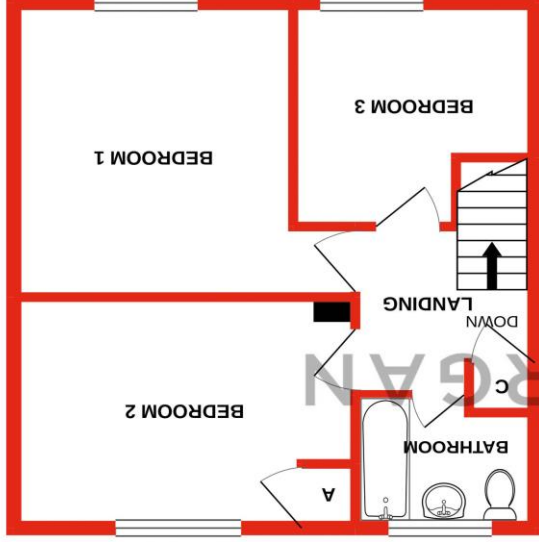
## Need a removal company and storage?

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, [cubere removals.co.uk](http://cubere removals.co.uk), to arrange a survey.

GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



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 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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