



VAUGHANREYNOLDS
ESTATE AGENTS

4a Sheepcote Cottages, Stourbridge Road
Catshill, B61 0BH



The Property

Constructed in 2024 and finished to a high standard throughout, this modern three storey detached home is situated within an established and highly convenient residential location and benefits from a 10 year NHBC warranty. Set in a commanding position, within easy access of the town centre and its countless amenities at hand, the property is being offered with no upward chain and is available for immediate occupation.

Being set back from the road beyond a double width driveway for two cars, steps rise to a covered vestibule. Entering the property, you are greeted by a reception hall with stairs rising to the upper floor, WC/Cloaks and solid wood doors off. The sitting room has a window to front and the impressive dining kitchen is located to rear. This space is well equipped with a bank of storage, complete with contrasting worksurfaces and a range of integrated appliances to include an oven, microwave, induction hob, extractor, fridge, freezer and dishwasher. A central breakfast bar provides space for occasional dining and abuts a generous living space, filled with light through an expanse of bifolding doors.



To the first floor, a central landing provides access to two bedrooms and a well-appointed principal bathroom. Stairs rise to the second floor, where the main bedroom is located, and enjoys a feature vaulted ceiling, dual aspect windows and a stylish en-suite shower room.



Externally, there is a pleasant, enclosed garden to rear, landscaped to offer a generous paved seating area and raised lawn. There is also gated access to the side leading to the driveway, where an EV charging point has been installed for ease.

Ground Floor

Hall

WC/Cloaks 1.63m x 0.88m (5'4" x 2'10")

Lounge 4.71m x 2.6m (15'5" x 8'6")

Dining Kitchen 4.88m x 4.22m (16'0" x 13'10") max

First Floor

Bedroom 2 4.87m x 2.7m (15'11" x 8'10")

Bedroom 3 2.6m x 2.62m (8'6" x 8'7")

Bathroom 1.99m x 2.6m (6'6" x 8'6") max

Second Floor

Main Bedroom 6.52m x 3.78m (21'4" x 12'4") max

En Suite 1.94m x 1.88m (6'4" x 6'2")



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

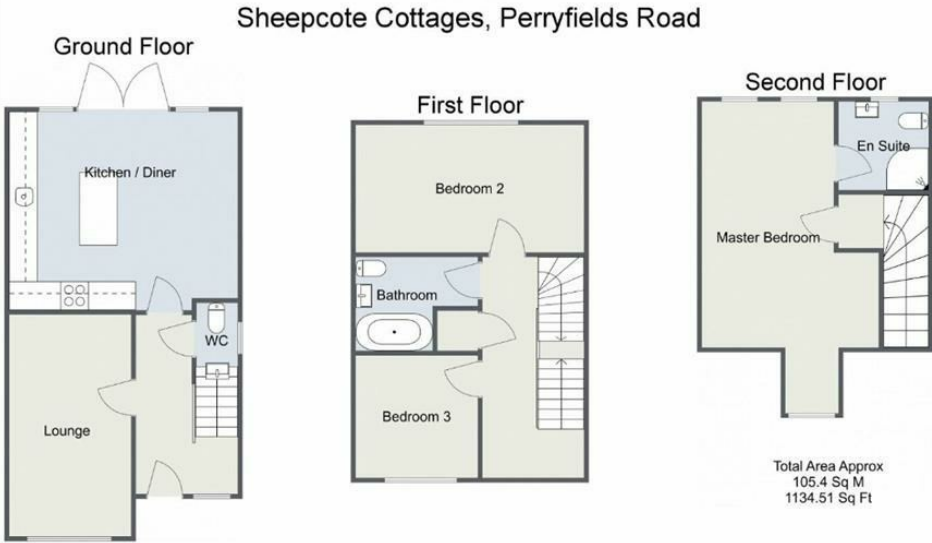
Local Authority: Bromsgrove, Council Tax Band E

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VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		