



83 Woodrow Lane, Catshill, Bromsgrove, B61 0PN

Offers in the Region of **£260,000**

This well-presented three-bedroom property is situated in a sought-after residential area of Catshill, Bromsgrove. Offering spacious living accommodation, a generous rear garden, and a garage, the property is vacant and has previously been rented. Conveniently located close to local shops, cafés, and schools, it also benefits from excellent transport links making it ideal for families and commuters alike.

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: End of Terrace House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Welcome to this charming 3-bedroom semi-detached property located in the desirable area of Catshill, Bromsgrove. This home offers a combination of comfort, practicality, and well-maintained interiors.

Entrance & Lounge: 3.51m x 4.3m (11.5'0" x 14.1'0")

You enter through a UPVC double-glazed front door into a small entrance hall, featuring a wall-mounted radiator and a fuse box. The main lounge is accessed to the right and boasts a front-facing double-glazed window, ceiling light, wall-mounted radiator, and a gas fireplace with a marble hearth and wooden surround.

Kitchen Diner: 2.5m x 4.88m (8.2'0" x 16'0")

The kitchen diner features a modern blue roll-top work surface with shaker-style grey wall and base units, a fitted electric oven, four-burner gas hob, and extractor fan above. The area is complemented by a half-tiled surround, tiled flooring, a bowl-and-a-half stainless steel sink with drainer, and space for a dishwasher. Two ceiling light points and a rear-facing double-glazed window provide a bright, welcoming space.

Utility & Downstairs Bathroom: 1.68m x 2.16m (5.5'0" x 7.1'0")

A handy utility area connects the kitchen to the downstairs bathroom, housing a Worcester Bosch combination boiler (recently serviced), a wall-mounted radiator, and a single ceiling light.

The downstairs bathroom includes a fully tiled surround, tiled flooring, ceiling spotlights, an obscured double-glazed window, and a stainless steel heated towel rail. The three-piece suite features a low-level WC, a vanity unit with storage, and a bath with an electric Triton shower.

Outdoor Space: Step outside on a decked area leading to a paved section, which provides access to a detached rear garage via a shared side gate. The garden extends to approximately 55–60 feet in length and features newly laid decking, a pathway, and Astroturf.

First Floor: Upstairs, the landing has a ceiling light and a loft hatch providing access to a fully insulated, half-boarded loft.

Bedroom 1 (Principle): 4.89m x 3.57m (16.05'0" x 11.7'0") Front-facing, with laminate flooring, wall-mounted radiator, ceiling light, and sliding mirrored wardrobes.

Bedroom 2: 2.5m x 3.54m (8.2'0" x 11.6'0") Rear-facing double bedroom with carpeted flooring, wall-mounted radiator, and ceiling light.

Bedroom 3: 2.23m x 2.56m (7.3'0" x 8.4'0") Rear-facing single bedroom with laminate flooring, wall-mounted radiator, and ceiling light.

This property is perfect for families seeking a well-presented, move-in-ready home in a convenient location with easy access to local amenities, schools, and



83 WOODROW LANE



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	