



19 Cobnall Road, Catshill, Worcestershire, B61 0PJ

£215,000

**Allan Morris**  
estate agents



## 19 Cobnall Road, Catshill, Worcestershire, B61 0PJ

This freehold mid-terraced house is situated in an established residential area, convenient for the amenities of Catshill, the facilities of Bromsgrove, commuting to Birmingham and the national motorway network.

The house offers spacious accommodation of approximately 980sqft, comprising: a hall; lounge; fitted kitchen diner; rear hall; utility & toilet; landing; bathroom; two first floor double bedrooms; and an attic room.

In addition, the property was rewired around four years ago and benefits from PVC double glazing, gas-fired central heating, a long rear garden and a gravel and paved frontage which would provide space for off-road parking, subject to permission for a dropped curb.







## DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

## KEY POINTS

- Freehold tenure
- Approx 980sqft
- Rewired around 4 years ago
- Gas-fired central heating
- Baxi boiler
- Energy Performance Certificate band D
- Council Tax band B
- Long garden with right of way for one neighbouring property
- PVC double glazing









## INCLUSIONS

- Carpets & floor coverings as fitted
- Light fittings as fitted

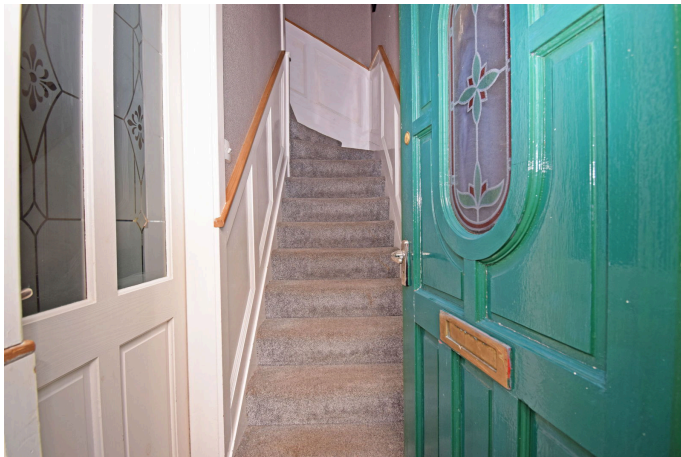
## DESCRIPTION

### GROUND FLOOR

- **HALL** 0.96m x 0.89m (3'2" x 2'11")
- **LOUNGE** 4.18m x 3.81m (13'8" x 12'6")
- **FITTED KITCHEN DINER** 4.85m x 2.48m (15'10" x 8'2")
- **REAR HALL** 1.40m x 1.11m (4'7" x 3'7")
- **UTILITY & TOILET** 2.06m x 1.60m (6'9" x 5'3")

## FIRST FLOOR

- **LANDING** 1.81m x 0.85m < 1.52m (5'11" x 2'9" < 5'0")
- **BEDROOM ONE** 3.39m < 4.74m x 2.30m (11'1" < 15'6" x 7'6")
- **BEDROOM TWO** 2.87m x 2.30m < 3.29m (9'5" x 7'6" < 10'10")
- **BATHROOM** 3.34m x 1.69m (10'11" x 5'6")





## SECOND FLOOR

- **ATTIC ROOM** 2.79m x 4.37m x 3.73m (9'2" x 14'4" x 12'3")



## OUTSIDE

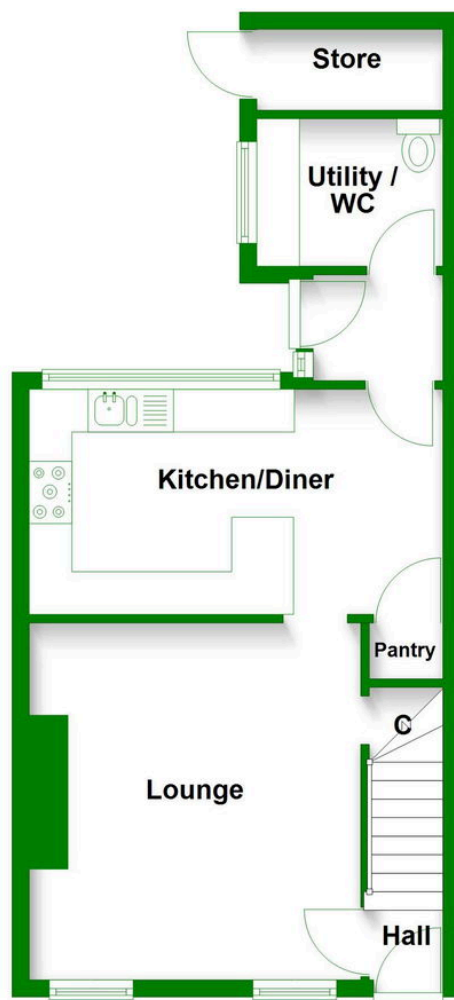
- **PARKING** The gravel and paved frontage provides space for off-road parking of one car, subject to permission for a dropped curb.
- **GARDEN** The property benefits from a long garden, comprising: a large paved patio to the rear of the house, beyond which is a lawn with a paved path to the decked terrace across the rear. **N.B.** The property has the benefit of a pedestrian right of way across the the gardens of the properties to the right and onto a passageway to the front, with only one neighbouring property to the left have right of way through the property's garden.



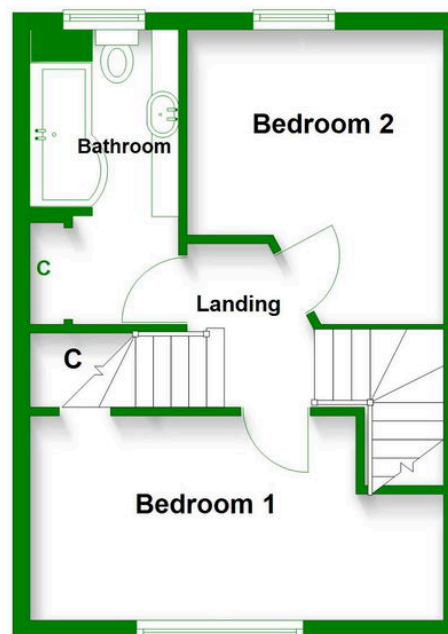
## DIRECTIONS

- From Bromsgrove town centre: take the B4091 Stourbridge Road out of Bromsgrove, under the motorway bridge and turn right at the island into Meadow Road. At the next island, turn left into Wildmoor Lane, then take the fourth turning on the right into Cobnall Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

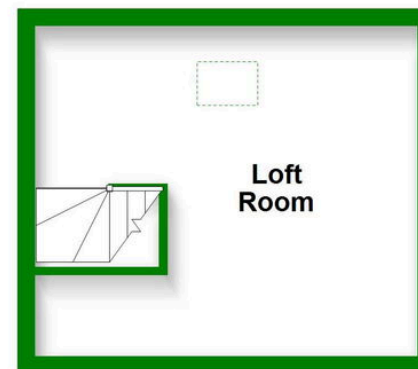
## Ground Floor



## First Floor



## Second Floor



Not to scale.  
For general guidance purposes only  
and not to be taken as a statement of fact.

Plan produced using PlanUp.

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