



**£375,000**

Barley Mow Lane, Catshill, Bromsgrove B61 0LP

**GUEST**  
ESTATE AGENTS





Spacious, versatile downstairs layout  
 Living room and dining room  
 Contemporary family bathroom  
 Master bedroom with fitted furniture  
 Large, private, rear garden  
 New combi boiler fitted in 2023  
 Block paved driveway and garage  
 Convenient location for motorway links

A beautifully presented 4 bedroom semi-detached house situated at the edge of Catshill, Worcestershire that combines generous proportions with a practical and versatile layout, ideal for modern family living.

To the front, a block paved driveway provides parking for two vehicles, with access to the integral garage and side access to the rear garden. You enter the property via an enclosed porch and once inside, you are greeted by a substantial hallway featuring attractive wood flooring that flows seamlessly from the front of the property to the rear, where patio doors open onto the rear garden, creating a light and open feel. At the front, the living room enjoys a large window that floods the space with natural light and features a gas fireplace that serves as an elegant focal point. To the rear, the fitted kitchen is equipped with a range of wall and base units, integrated dishwasher, fridge freezer, and a gas Rangemaster cooker with extractor hood. Across the hall, a spacious dining room offers an ideal setting for entertaining or family meals, with patio doors leading directly out to the garden.

Upstairs, the property offers four comfortable bedrooms, including a master bedroom with fitted wardrobes, providing excellent storage. The family bathroom is impressively appointed with a freestanding pedestal bath, separate walk-in shower, and contemporary tiling. The rear garden has been thoughtfully designed for ease of maintenance and year round enjoyment, featuring two patio areas, a low maintenance artificial lawn, garden shed, and fenced boundaries that ensure privacy and security.

Catshill is a thriving village in Worcestershire, offering a perfect blend of rural charm and modern convenience. The village boasts excellent local amenities, including shops, schools, and recreational facilities. Transport links are excellent, with easy access to the M5 and M42 motorway, providing convenient routes to Birmingham, Worcester, and beyond. Public transport options are also readily available, with regular bus services and nearby train stations offering connections to major cities. The nearby town of Bromsgrove provides further amenities, including supermarkets, restaurants, and a range of leisure activities. Living in this area allows you to make the most of the stunning, surrounding countryside, being in close proximity to the Malvern and Clent Hills and the Lickey Hills Country Park.





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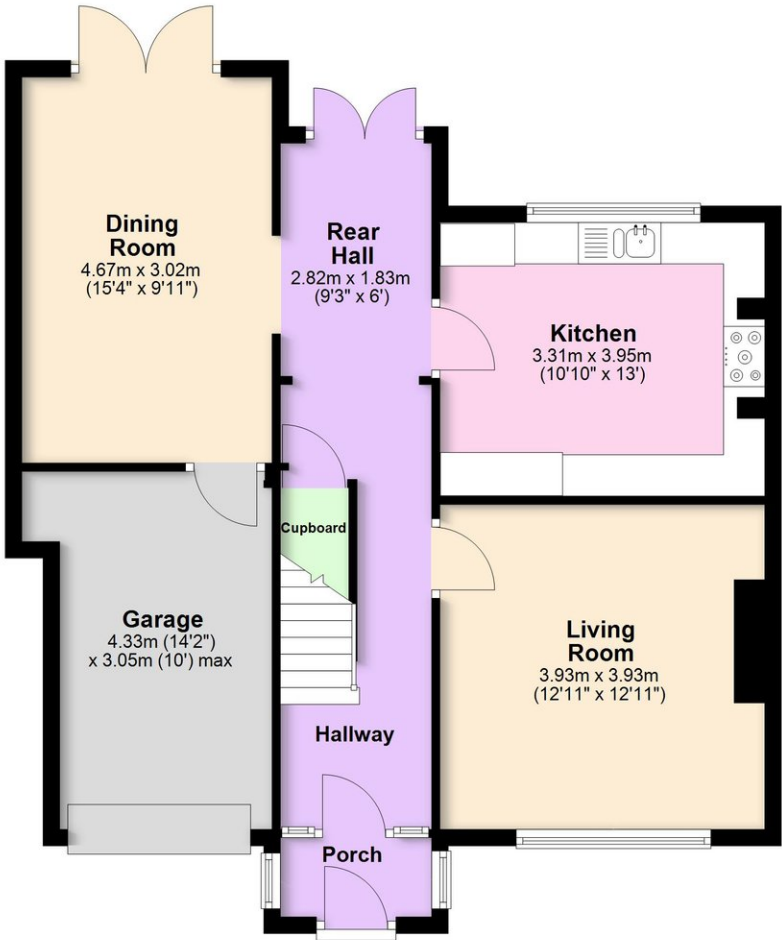
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# Floorplan

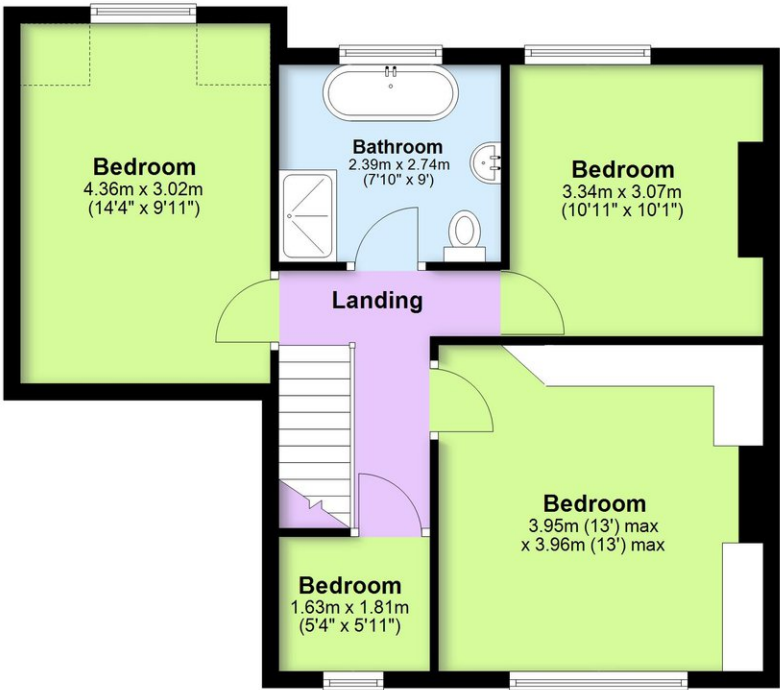
## Ground Floor

Approx. 73.7 sq. metres (793.2 sq. feet)



## First Floor

Approx. 56.9 sq. metres (612.7 sq. feet)



Total area: approx. 130.6 sq. metres (1405.9 sq. feet)

The overall area includes the garage. Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item 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.  
Plan produced using PlanUp.



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### **Our contact details**

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