



Sheepcote Cottage – Perryfield Road

Sale Price £325,000



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Property Co.

2 & 4 Perryfield Road Catshill, Bromsgrove, B61 8SY

Tenure - Freehold
EPC Rating - TBC
Council Tax Band - E

Newly constructed high quality three-bedroom detached home is situated in a sort after residential location within close distance of the town centre.

This near 1200 sq. ft three-storey modern detached home has a 10-year NHBC warranty, The property benefits from a block paved driveway providing off road parking for two vehicles with access to an EV charging point.

The property has beautiful internal oak doors, comprises of a reception hall, lounge with window to front aspect; a lovely contrasting spacious kitchen/diner with bifold doors leading to rear garden, central island/breakfast bar with integrated oven, hob, extractor dishwasher, fridge, freezer, microwave and washing machine; downstairs WC; stairs to first floor and landing.

The first floor has a central landing providing access to two bedrooms and a family bathroom.

Stairs rise to the second floor, where the large main master bedroom is located, with dual aspect windows and En-suite shower room.

Externally, the property enjoys a private raised landscaped rear garden with a paved patio and lawn and a gate with access to the side leading to the driveway with EV Charging point.

The property is conveniently located within close distance from the new leisure centre, Bromsgrove Golf Course and to the town centre offering a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, Bromsgrove train station is just over two miles away and Bromsgrove provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).



Ground Floor - Hall

WC/Cloaks

5' 3" x 3' 1.60m x 0.90m

Lounge

15' 5" x 8' 8" (4.70m x 2.63m)

Kitchen/Dinner

15' 11" x 14' (4.85m x 4.27m)

First Floor -

Bedroom 2

15' 11" x 8' 10" (4.85m x 2.69m)

Bedroom 3

8' 7" x 8' 8" (2.63m x 2.61m)

Family Bathroom

6' 7" x 8' 8" (2.00m x 2.63m)

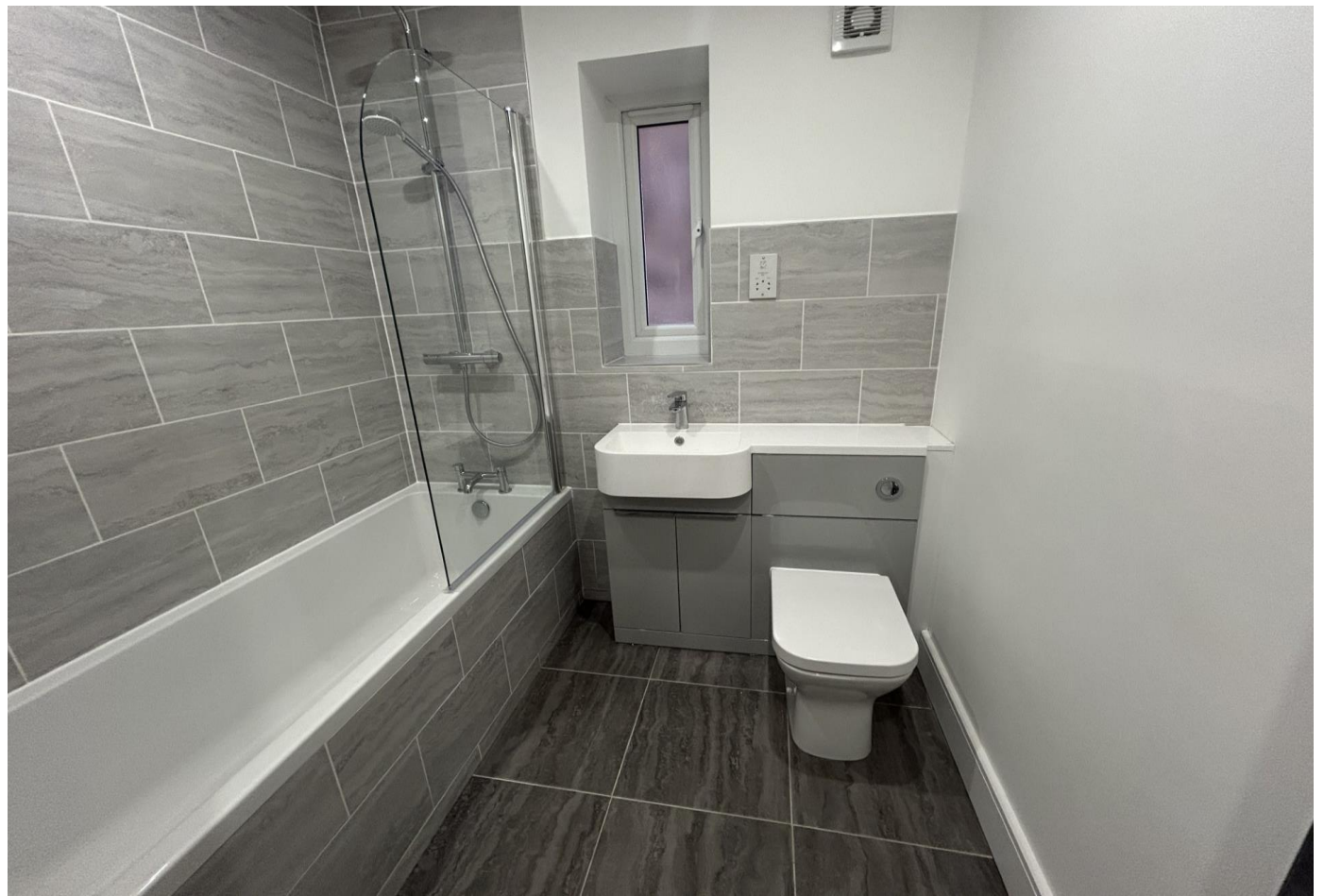
Second Floor -

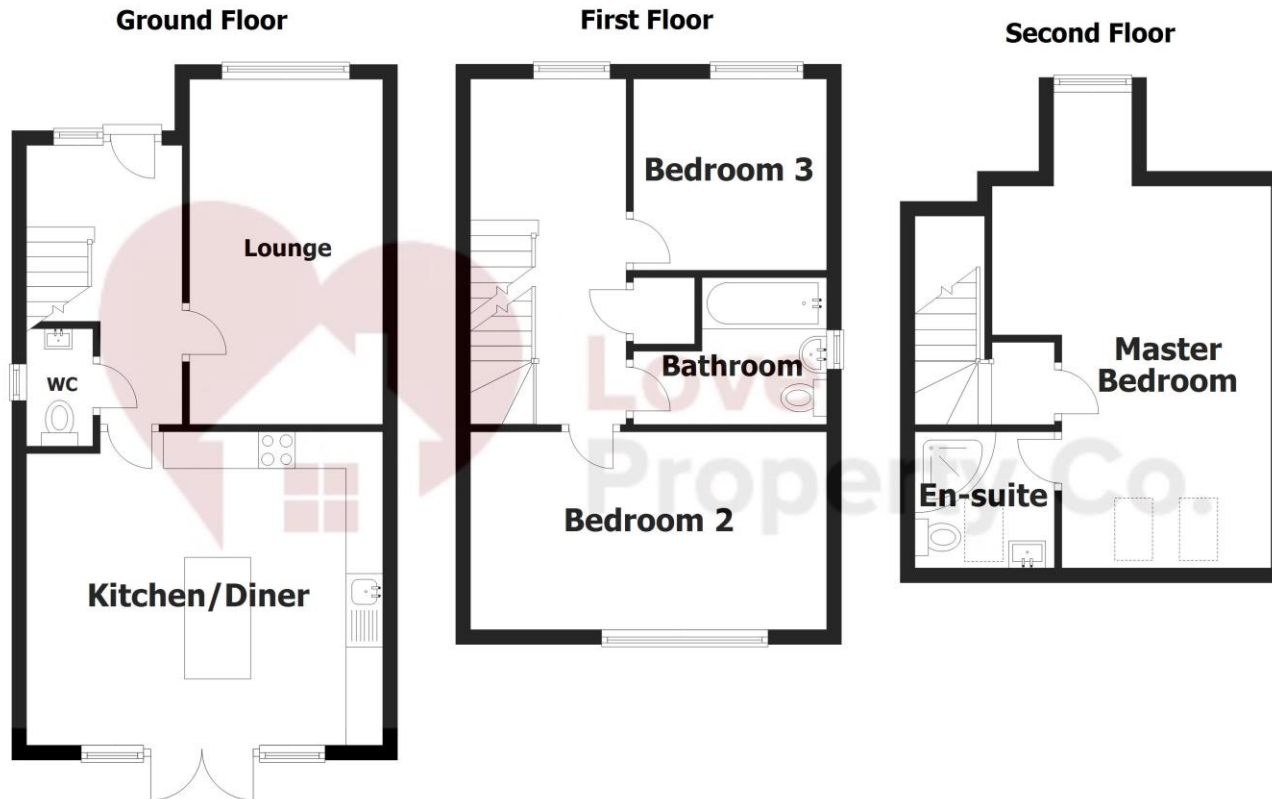
Master Bedroom 1

17' 1" x 12' 6" max (5.20m x 3.80m)

En Suite

6' 1" x 6' 3" (1.85m x 1.90m)





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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