



Home with a view

This well-presented three bedroom home is located on the popular Woodrow Lane, offering excellent living space, a generous garden and rear garage- perfect for families or first-time buyers.



Grove loves...





Approach

The property is approached via a part block-paved driveway with fenced boundaries and gated side access leading down to the garden. Further parking and access to the garage are also accessible via the side entrance.

Ground Floor

Upon entering the property, a welcoming entrance hallway with radiator and stairs to the first floor, leads to the lounge which features laminate flooring, a window to the front aspect, a gas fireplace and large under-stairs storage cupboard along with a central heating radiator.

An open archway leads into the modern kitchen with tiled flooring, radiator and a range of wall and base units, a four ring gas hob, oven and extractor hood, a stainless steel sink with drainer and window overlooking the rear garden. From the kitchen, enter the utility space housing the Worcester Bosch boiler with additional radiator, side window and door providing access to the garden.

The contemporary downstairs house bathroom is fitted with tiled walls and flooring, featuring a P shaped bath with electric shower over top, WC, hand wash basin with vanity unit, stainless steel towel radiator and obscured windows to the rear and side aspects.

First Floor

The landing offers loft access and leads to three well sized bedrooms.

The spacious primary bedroom has dual front-facing windows, laminate flooring and radiator completed with fitted mirrored wardrobes.

The second double bedroom with radiator and rear window.

Bedroom three has laminate flooring, radiator and window to the rear.

Outside

Situated in the sought-after area of Catshill, Bromsgrove this home offers a great balance of convenience and community. Local shops, cafes, schools and parks are also close by with Bromsgrove town centre just a short drive away. Excellent transport links include easy access to the M5 and M42 plus nearby Bromsgrove Train Station for direct routes to Birmingham and Worcester- ideal for commuters.













Woodrow Lane, Catshill
First Floor



Ground Floor



Total Area Approx:
75.9 sq metres (817 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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

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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

Grove.

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