



83 Woodrow Lane, Catshill, Bromsgrove, B61 0PN

Offers in the Region of **£250,000**

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.

- Modern Kitchen - With integrated oven and hob
- Garage at the rear of the property
- Modern Bathroom with Bath and shower over bath
- Ideal for families and first time buyers
- Double Glazed windows throughout
- Large Rear Garden
- Large drive - For multiple cars
- Fitted Wardrobes
- Ample storage space
- Utility Room

Council Tax Band: B

Tenure: Freehold

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



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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.

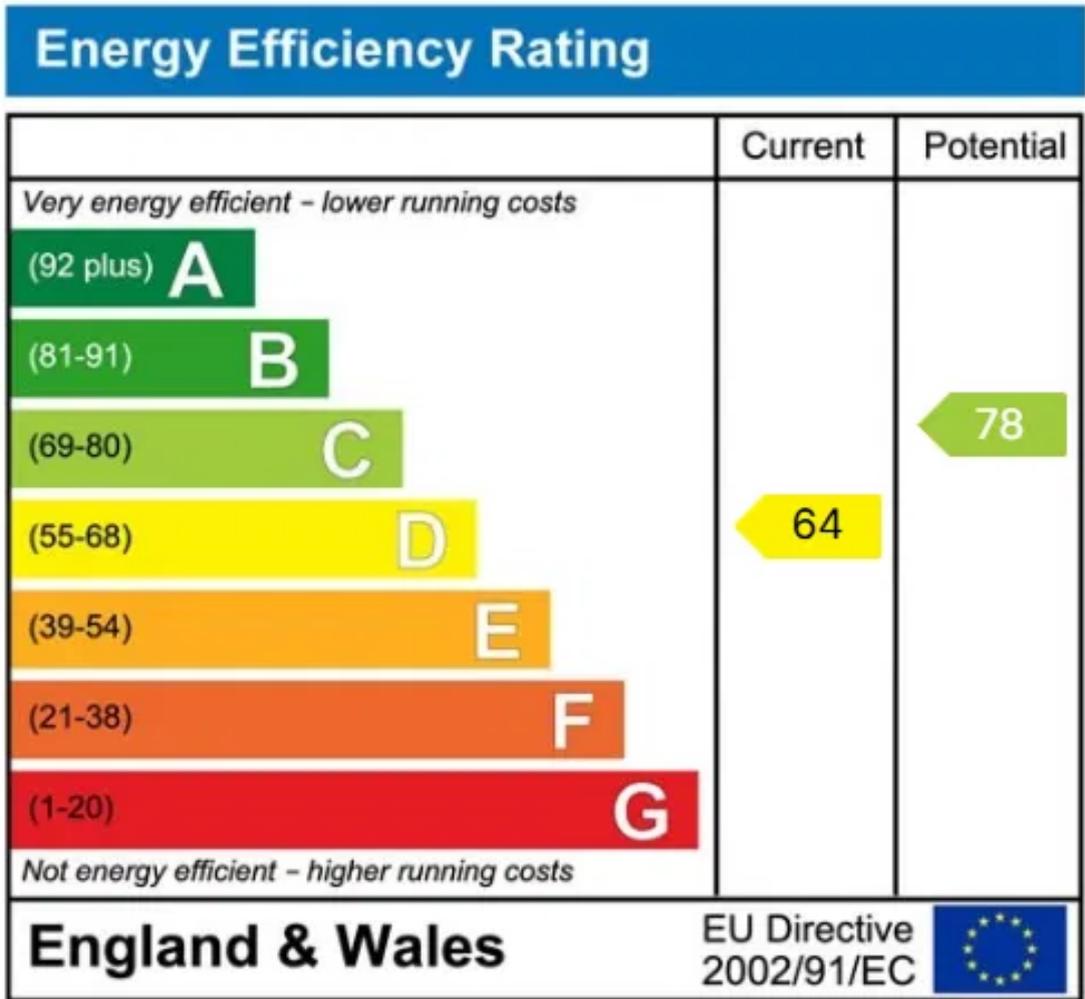
First Floor:

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.



83 WOODROW LANE



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