



£260,000

Mayfield Mews, Catshill, Bromsgrove B61 0GL

**GUEST**  
ESTATE AGENTS

Modern two bedroom mews property built in 2019  
Allocated parking for two vehicles  
Spacious living room with understairs storage  
Contemporary kitchen/diner with integrated appliances  
Downstairs WC  
Jack and Jill ensuite shower room  
Both bedrooms with fitted furniture  
Low maintenance rear garden with patio and shed  
Excellent EPC rating of B for energy efficiency  
Combi boiler

Situated within the modern and well regarded Mayfield Mews development in Catshill, this stylish two bedroom terraced home, built in 2019, offers well designed contemporary living with excellent practicality throughout. Boasting a bright and spacious layout, integrated kitchen appliances, a jack and jill ensuite shower room and allocated parking for two vehicles, the property is ideal for first time buyers, downsizers or investors seeking a low maintenance home in a convenient location.

The property is entered via a hallway which leads into a generous living room, providing a comfortable and welcoming reception space. A useful understairs cupboard offers practical storage, enhancing the functionality of the room. Moving through, the kitchen/diner is positioned at the rear of the property and enjoys direct access to the garden via French doors, allowing natural light to fill the space. The kitchen is fitted with a modern range of units and incorporates a built-in slimline dishwasher, fridge freezer, washer/dryer, oven, gas hob and extractor. Karndean flooring adds both durability and style. A convenient downstairs WC is accessed from the kitchen with its own hallway.

Upstairs, there are two bedrooms arranged around a Jack and Jill ensuite shower room featuring a walk-in shower. The principal bedroom overlooks the rear garden and benefits from a large window and a double fitted wardrobe. The second bedroom is equally appealing, enhanced by two skylights that provide excellent natural light, along with fitted storage along one wall.

Externally, the rear garden has been designed for ease of maintenance and outdoor enjoyment, with a generous patio area,



artificial lawn and enclosed fencing painted in an attractive pale blue tone. A garden shed provides additional storage. The property also benefits from two allocated parking spaces, and boasts an impressive Energy Performance Certificate rating of B, reflecting its excellent energy efficiency and helping to keep utility bills low.

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. 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, the Lickey Hills Country Park and extensive canal-side walks. Transport links are excellent, with easy access to the M5 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.

**Tenure: Freehold\***

\*The vendor has informed us that the property is freehold. Whilst we believe this information to be correct, it has not been verified and confirmation should be sought from the purchaser's conveyancer.

**EPC Rating: B**

**Council Tax Band: B**

**Approx. Floor Area: 80.2 sq m (863.0 sq ft)**

For room measurements please refer to the floorplan

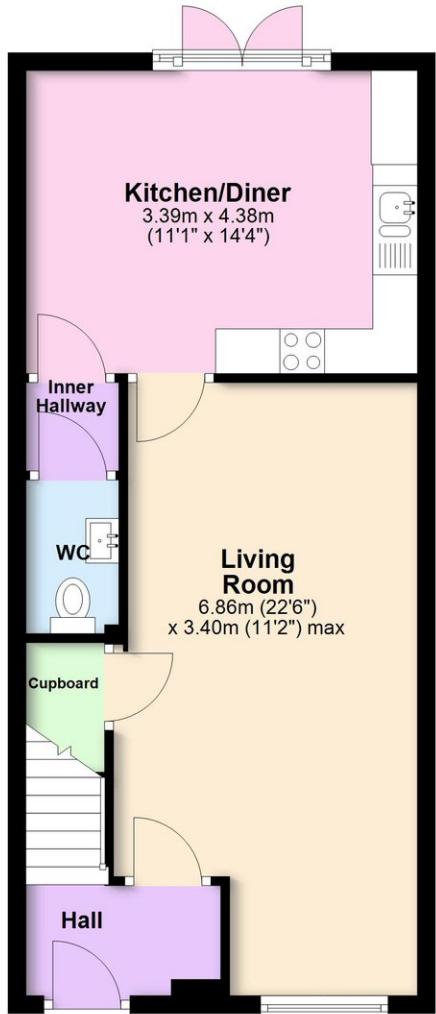
Rear Garden Orientation (approx.): North



# Floorplan

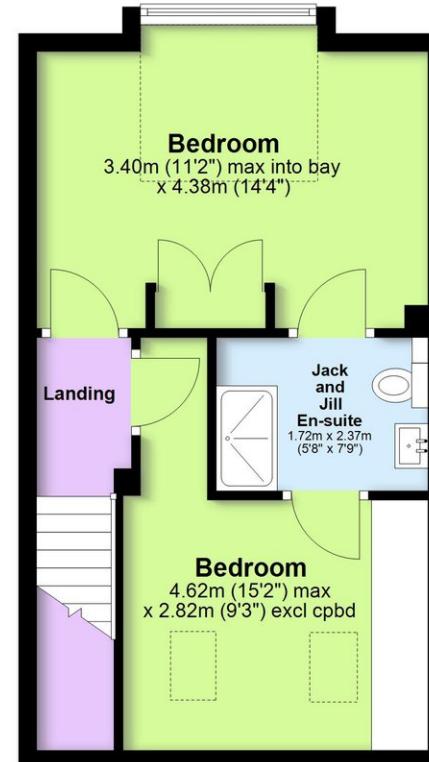
## Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



## First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.0 sq. feet)

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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