



13 Crownhill Meadow, Catshill, B61 9HH

£379,950

EPC: C

A WELL PRESENTED DETACHED FAMILY HOME boasting four double bedrooms; master with ensuite, breakfast kitchen, utility room, ground floor WC, conservatory, front and rear gardens, garage and driveway parking. ****NO ONWARD CHAIN**** EP Rating: C

LOCATION

This spacious detached family home is ideally situated in the village of Catshill, having access to the local amenities, including convenience stores, restaurants, dental and GP surgeries, and village schools. Also conveniently placed being accessible to motorway links and public transport routes.

SUMMARY

- * Canopy porch
- * Entrance hallway having understairs storage cupboard
- * Breakfast kitchen with oak effect units, having a built in electric double oven, gas hob and integrated fridge freezer
- * Utility room having space and plumbing for a washing machine, and glazed door providing side access
- * Two reception rooms;
 - Dining room enjoying views to the front
 - Lounge with gas fire and traditional surround, and French doors to the conservatory
- * Conservatory with tiled flooring and patio sliding door to the rear garden
- * Ground floor WC
- * Landing with airing cupboard storage, and loft access
- * Four double bedrooms;
 - Master with ensuite shower room
- * Family bathroom with traditional white suite
- * Rear garden with gated side access, having paved patio with lawn, edged with mature shrubs and trees, and greenhouse
- * Garage with up and over door



Entrance Hallway
10' 11" x 6' 04" (3.33m x 1.93m)

Dining Room
11' 10" x 10' 11" (3.61m x 3.33m)

Ground Floor WC
7' 05" x 3' 10" (2.26m x 1.17m)

Lounge
17' 09" (max) x 13' 05" (max) (5.41m (max) x 4.09m (max))

Kitchen
14' 01" x 9' 08" (4.29m x 2.95m)

Utility Room
7' 04" x 5' 04" (2.24m x 1.63m)

Landing
16' 02" x 6' 04" (4.93m x 1.93m)

Master Bedroom
11' 02" x 10' 11" (3.40m x 3.33m)

Ensuite
10' 10" (into shower) x 4' 11" (max) (3.30m (into shower) x 1.50m (max))

Bedroom Two
11' 09" x 8' 05" (3.58m x 2.57m)

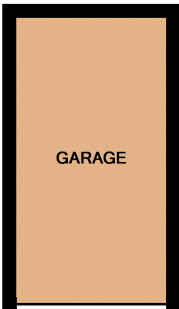
Bedroom Three
11' 00" x 9' 01" (3.35m x 2.77m)

Bedroom Four
9' 11" x 9' 08" (3.02m x 2.95m)

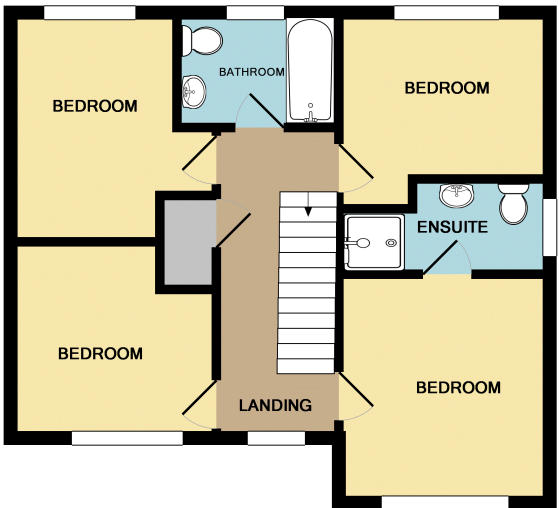
Bathroom
7' 11" x 5' 06" (2.41m x 1.68m)

Conservatory
11' 04" x 6' 11" (3.45m x 2.11m)

Garage
16' 06" x 8' 09" (5.03m x 2.67m)



GROUND FLOOR



1ST FLOOR

CROWNHILL MEADOW, BROMSGROVE, B61 9HH
TOTAL APPROX. FLOOR AREA 1302 SQ.FT. (121.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

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