



**58 Barley Mow Lane, Catshill**  
Bromsgrove

**£350,000**



A spacious and neatly presented three-bedroom semi-detached home, ideally situated in the popular village of Catshill, Bromsgrove. This well-maintained property offers modern and versatile living, featuring a contemporary kitchen that flows seamlessly into an adjoining family room, a cosy lounge with bay window, dedicated home office, stylish family shower room, and a convenient guest WC. A particular highlight is the garage conversion, which could be used as a utility but current vendor has it set up as a home salon, offering a perfect solution for those in need of a work-from-home space or business premises.

The property is approached via a driveway providing off-road parking, with access to an EV charging point.

Upon entering, the welcoming hallway provides access to the lounge – a warm and inviting space enhanced by a bay window. Adjacent is the home office, ideal for remote work or study.

To the rear, the heart of the home lies in the sleek and contemporary kitchen, complete with a Belfast sink, integrated oven, hob, extractor, dishwasher, and space for an American-style fridge/freezer. This space opens into the family room – ideal for entertaining, dining, or relaxing with family. A door from the kitchen leads to the lean-to, where you'll find a guest WC and access to the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms including a generous master bedroom, and a modern family shower room.

The rear garden offers a blend of lawn and paved areas, including a patio perfect for outdoor dining or relaxing. A garden shed framed by decorative pebbles adds practicality. To the side, a further patio leads to the converted garage, currently set up as a salon with its own gated access – ideal for home-based businesses. The garden is fully enclosed by fencing.

Located on the Barley Mow Lane in Catshill, this property enjoys a peaceful semi-rural setting while remaining well-connected to local amenities and transport links. Catshill is a popular village on the northern outskirts of Bromsgrove, offering a strong sense of community, reputable schools, and convenient access to the M5 and M42 motorways – ideal for commuters.

#### **Room Dimensions:**

##### **Hallway**

**Lounge** – 4.00m x 3.50m

**Office** – 1.47m x 2.69m

**Family Room** – 3.50m x 3.35m

**Kitchen** – 5.30m x 2.35m

##### **Lean To**

##### **Downstairs WC**

**Salon** – 2.69m x 3.14m

#### **Stairs to the First Floor Landing**

**Master Bedroom** – 3.80m x 3.32m

**Bedroom 2** – 3.77m x 3.32m

**Bedroom 3** – 2.77m x 2.17m

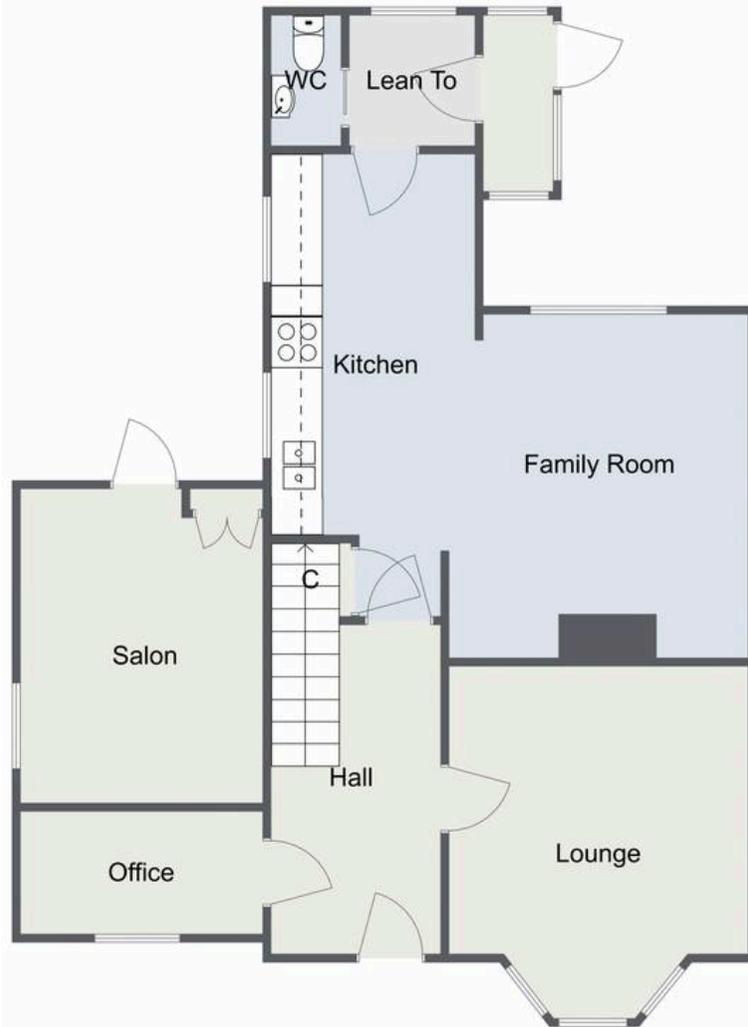
**Shower Room** – 2.79m x 1.57m



# Barley Mow Lane, Catshill

## Ground Floor

Barley Mow Lane, Catshill, Bromsgrove



Total Area Approx:  
111.1 Sq M  
1196 Sq Ft

## First Floor



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.



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