

**Church Road**

REDDITCH

**£385,000**



# Four Bedroom Semi-Detached House

## Features

- FOUR BEDROOMS
- SET ACROSS THREE FLOORS
- EN-SUITE TO THE TOP FLOOR BEDROOM & OPEN PLAN SHOWER AREA TO THE MASTER BEDROOM
- PRINCIPLE BATHROOM & GUEST CLOAKROOM
- LOUNGE & FAMILY ROOM WITH HIGH CEILINGS AND OPEN FIRES
- TRADITIONAL FITTED KITCHEN
- DINING ROOM WITH DOORS TO THE REAR GARDEN
- DELIGHTFUL REAR GARDEN
- DESIRABLE VILLAGE LOCATION
- NO ONWARD CHAIN

## Description.

Summary: A lovingly restored and sympathetically extended four bedroom semi-detached property with a wealth of beautiful characteristics and set across three floors. The property is offered with three reception rooms two of which have working open fires, a traditionally designed kitchen, master bedroom with open plan shower area, a modern en-suite to the fourth, top floor bedroom, delightful rear garden and situated in the desirable village location of Astwood Bank.

Description: This beautiful and unique home has been extremely well maintained throughout, the accommodation briefly comprises:- An inviting hallway entered via a beautiful stain glass front door, a lounge with a front aspect bay window and feature open fireplace, a second reception/family room with a rear aspect original sash window and open fire, a traditionally designed kitchen with a range of fitted wall and base units, steps down to the dining room and access to the rear porch with a uniquely sourced, period stain glass door. The dining room offers a more formal setting and enjoys doors to the rear garden. Completing the ground floor the property benefits from built in storage and a guest cloakroom. A rising staircase leads to the first floor landing with a period stain glass window and door radiating to:- The master bedroom with characteristic fireplace, traditional front aspect bay window and an enclosed shower/dressing area, two well proportioned bedrooms and the principle bathroom with bath and shower over, basin and WC. Situated on the top floor is a spacious fourth bedroom with a modern shower room en-suite, Velux windows, eaves storage and feature spot lighting.

Outside: The front aspect of the property is approached by a neatly maintained fore garden with an iron gate and hedgerow boundaries with main residence entered via a canopied porch. The rear of the property provides a wonderful space to dine or entertain friends and family and is a true extension to the home with field views, an array of well stocked flower beds, separated and unique areas of the garden with a variety of uses from a vegetable patch to a neatly maintained lawn, winding pathway and a summerhouse with external electrical supply.



## Room Dimensions.

Location: Situated in the sought after village of Astwood Bank, the property benefits from having a number of local amenities, including Post Office, Pharmacy and a number of pubs/ restaurants all within walking distance. Along with an outstanding rated primary school, there are many nurseries and a good high school all within easy walking access. The village of Astwood Bank offers some stunning country walks, all just a stones throw away. In addition, the town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links

Room Dimensions:

Hall

Lounge: 11' 11" x 11' 5" (3.65m x 3.48m)

Family Room: 14' 11" x 11' 11" (4.55m x 3.65m)

Downstairs WC

Kitchen: 16' 8" x 8' 11" (5.10m x 2.72m) max

Dining Room: 15' 3" x 8' 6" (4.65m x 2.60m)

Stairs To First Floor Landing

Master Bedroom: 16' 8" x 11' 11" (5.10m x 3.65m) max

Bedroom Two: 13' 11" x 9' 2" (4.25m x 2.80m)

Bedroom Three: 12' 9" x 8' 11" (3.90m x 2.72m)

Bathroom: 6' 10" x 6' 0" (2.10m x 1.85m)

Stairs To Second Floor Landing

Bedroom Four: 17' 10" x 13' 1" (5.45m x 4.00m) max

En Suite: 8' 4" x 2' 11" (2.55m x 0.90m)

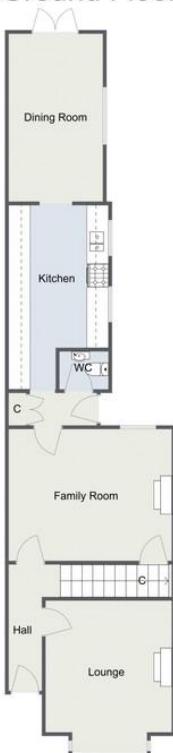
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Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



# Church Road, Astwood Bank

## Ground Floor



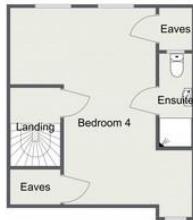
Total Area Approx:  
156 sq metres (1680 sq ft)

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.

## First Floor



## Second Floor



EPC: TBC

COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

Alternatively, you can scan below to view all of the details of this property online.



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