



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 hall way 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 spotlighting.

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)

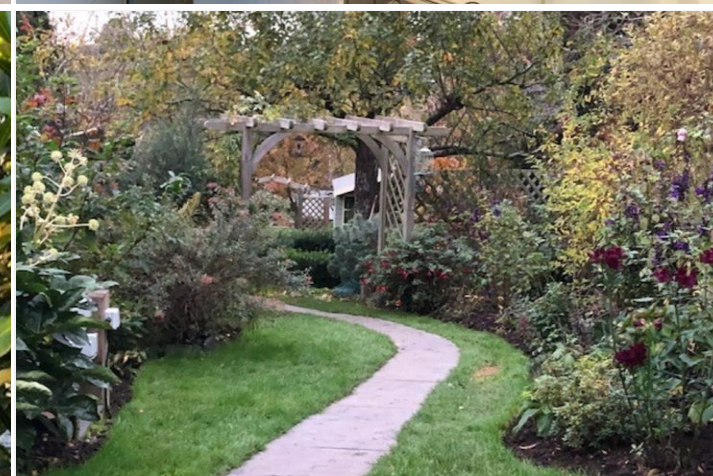
Bathroom: 6' 10" x 6' 0" (2.10m x 1.85m)

Stairs To Second Floor Landing

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

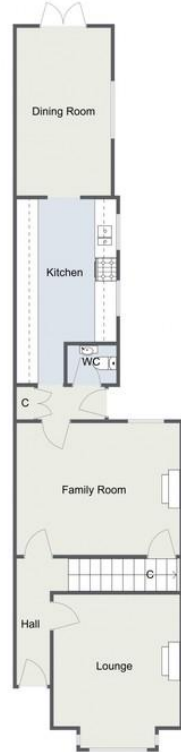
En Suite: 8' 4" x 2' 11" (2.55m x 0.90m)

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Church Road, Astwood Bank

Ground Floor

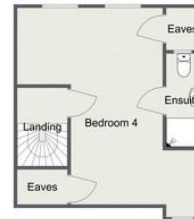


Total Area Approx:
156 sq metres (1680 sq ft)

First Floor



Second 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.

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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