

AP MORGAN



Yeomans Close, Astwood Bank, Redditch
Offers in the region of £425,000

Features:

- Modern detached family home
- Sought after cul-de-sac location
- Four bedrooms
- Lounge, dining room & conservatory
- Family bathroom, en-suite & ground floor W/C
- Stylish fitted kitchen & utility
- South facing rear garden
- Driveway and garage

Description:

Constructed in 2006 is this well-presented, four bedroom, detached family home, situated within a sought after cul-de-sac in the desirable village of Astwood Bank, Redditch.

The property is fronted by a driveway for parking two cars comfortably and bordered by well-established planted beds. Once inside, the layout briefly comprises a porch, lounge, dining room, conservatory, stylish fitted kitchen with an integrated oven and electric hob over, utility room, and an integral garage benefiting from fitted sockets and lighting.

Rising upstairs, the first-floor landing has doors off to the master bedroom with fitted wardrobes and access to an en-suite shower room, double bedroom two also with fitted wardrobes, good-sized bedrooms three and four, and a three-piece family bathroom suite.

Moving outside, the property enjoys a south-facing rear garden laid to an initial paved patio seating area, to a well-maintained lawn with planted beds and timber fenced boundaries.

Further benefits include gas-fired central heating and double glazing throughout, and a part-boarded loft space with a pull-down ladder and light.

Situated in the heart of the much sought after village of Astwood Bank, the property benefits from having a number of local amenities nearby, 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.



Details:

Porch 3' x 4'9" (0.91m x 1.45m)

Lounge 16'8" (5.08) x 13'6" (4.11) Both max

Dining Room 9'4" x 7'8" (2.84m x 2.34m)

Kitchen 9'3" x 9'1" (2.82m x 2.77m)

Utility Room 5'2" x 5'1" (1.57m x 1.55m)

Ground Floor W/C

Conservatory 12'9" x 7'7" (3.89m x 2.3m)

Garage 17'3" x 8'2" (5.26m x 2.5m)

First Floor Landing

Master Bedroom 14'2" (4.32) x 10'4" (3.15) Both max

En-suite Shower Room 6'7" x 6'9" Both max (2m x 2.06m Both max)

Bedroom Two 14'2" (4.32) x 10'1" (3.07) both max

Bedroom Three 12'3" (3.73) x 8'8" (2.64) Both max

Bedroom Four 9'7" x 6'10" (2.92m x 2.08m)

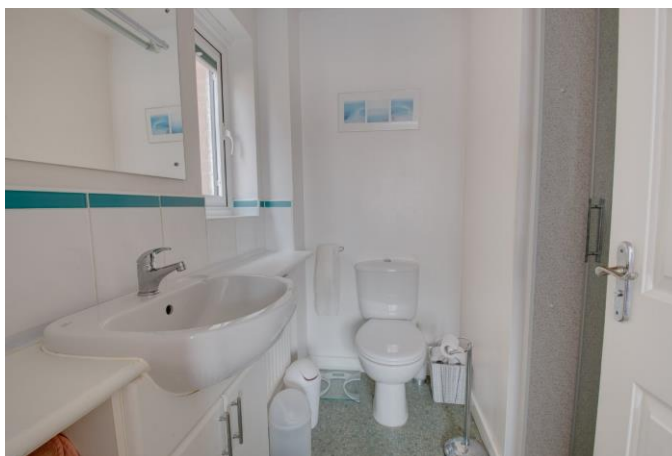
Bathroom 6' x 6'5" (1.83m x 1.96m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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Property to sell?

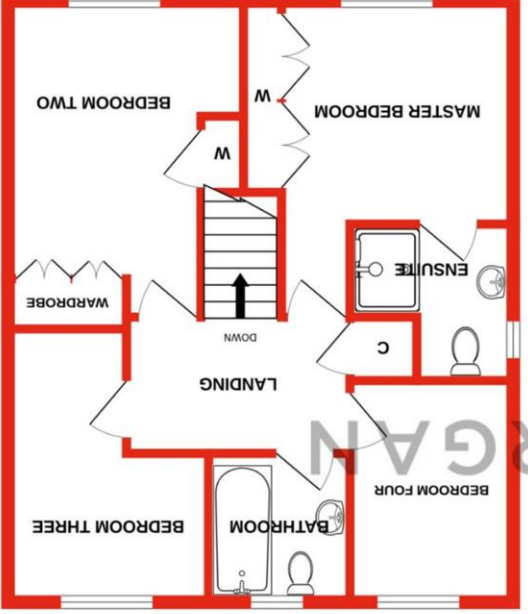
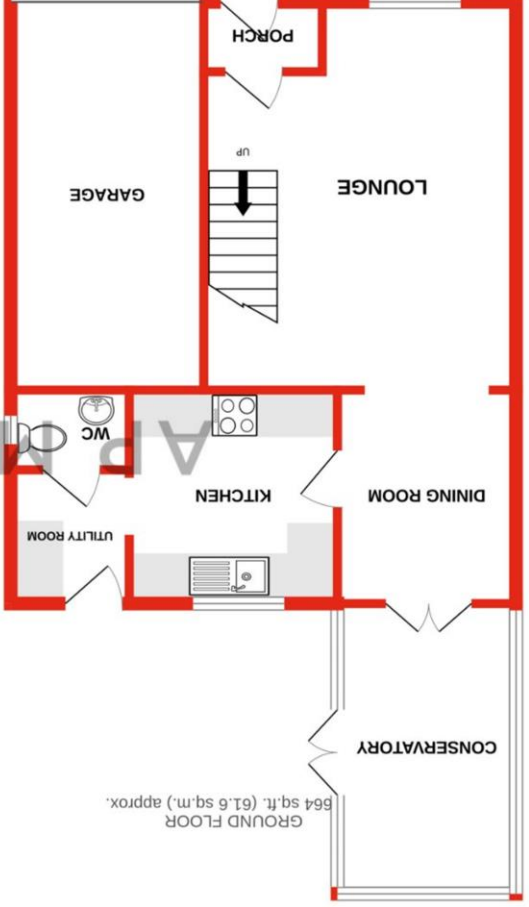
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Need a solicitor?

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Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



1ST FLOOR (52.7 sq.m.) approx.

GROUND FLOOR (61.6 sq.m.) approx.

TOTAL FLOOR AREA: 120 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements taken or measured. This plan is for guidance 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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