

**AP MORGAN**



**Church Road, Astwood Bank, Redditch**  
Offers in excess of £360,000



### Features:

- Three-bedroom semi-detached family home
- Spacious lounge with a feature wall
- Contemporary kitchen/diner
- Utility room, downstairs WC and wet room
- Study/playroom
- Two double bedrooms
- Versatile garden
- Parking for multiple vehicles
- EPC-D

### Description:

A well-presented, three-bedroom semi-detached house positioned on a generous plot in the desirable village of Astwood Bank, offering generous room sizes, two double bedrooms, a newly refurbished kitchen/diner and plentiful integrated storage spaces.

To the front of the property is a driveway laid to a stone shingle, fit for parking multiple vehicles, two front entry doors and fenced boundaries.

The ground floor of the property comprises: a welcoming porch, the spacious lounge offers a well-fitted feature wall, under stair storage and a bay window, the modern fitted kitchen/diner benefits from refurbished fittings and the following integrated appliances; a sink, gas hob, dishwasher and oven, this kitchen also offers space and plumbing for freestanding amenities. The dining room has access to the garden through glazed French doors and a skylight. This floor also features a utility room, a study/playroom with a wet room, and a downstairs WC accessed via a vestibule.

The first-floor landing establishes: bedroom one is a sizable double with integral storage and a view over the garden, bedroom two is a further double and bedroom three is a very spacious single. The modern family bathroom offers a bath/shower, sink and WC.

To the rear of the property is a versatile garden space laid to an decked area with one side of the space laid to a synthetic lawn, and a stone slab laid patio to the opposite side. This garden features fenced boundaries.

This prime location offers a number of amenities to include a Post Office, shops, pharmacy, cricket club and several pubs/restaurants. The property location is also well known for commuting distance to a range of outstanding schools, as well as Redditch Town Centre, Evesham, Pershore and the motorway links such as M42, Jct 2&3, as well as good rail and bus links.





**Details:**

**Porch**

**Lounge** 14'1" x 19' (4.3m x 5.8m) Both max

**Kitchen/diner** 13'4" x 19' (4.06m x 5.8m) Both max

**Vestibule**

**Utility Room** 4'6" x 7' (1.37m x 2.13m) Both max

**WC** 4'7" x 2'5" (1.4m x 0.74m) Both max

**Study/Playroom** 13'6" x 7'1" (4.11m x 2.16m) Both max

**Wet Room** 5'1" x 2'5" (1.55m x 0.74m) Both max

**Landing**

**Bedroom one** 13' x 11'3" (3.96m x 3.43m) Both max

**Bedroom two** 12'2" x 10'7" (3.7m x 3.23m) Both max

**Bedroom three** 8'7" x 8'2" (2.62m x 2.5m) Both max

**Bathroom** 6'4" x 5'5" (1.93m x 1.65m) Both max



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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

## How can we help you?

### Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

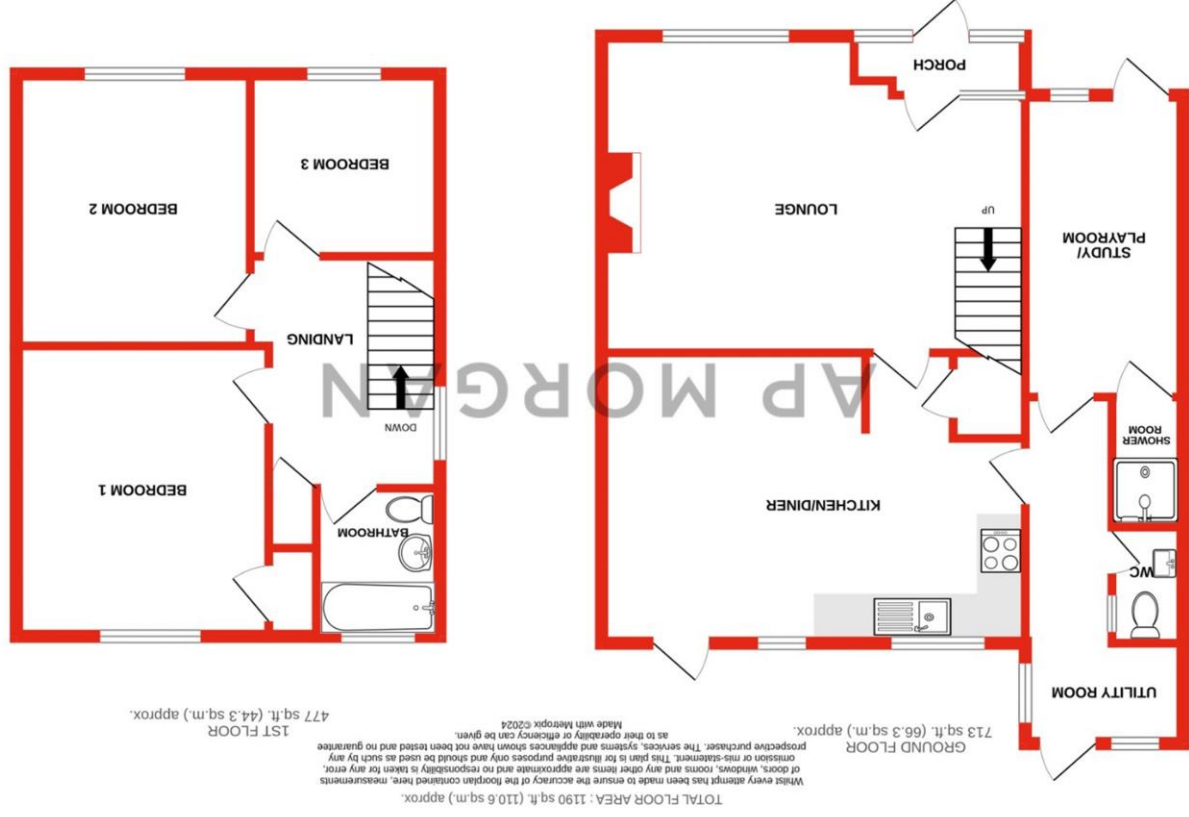
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### Need a removal company and storage?

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