

**AP MORGAN**



**Chapel Street, Astwood Bank, Redditch**  
Offers in excess of £450,000



**Features:**

- Highly sought after residential area
- Detached family home
- Open plan kitchen/dining room
- Spacious lounge with feature bi-fold doors
- Four double bedrooms
- En-suite, shower room and family bathroom
- Landscaped garden and private driveway
- EPC Rating: C

**Description:**

A beautifully presented detached family home, offering four well-proportioned double bedrooms and a modern ground floor living space. This property is positioned in the highly sought after residential area of Astwood Bank.

To the front of the property is a private block-paved driveway providing ample off-road parking space and side gate access through to the rear garden.

The ground floor accommodation comprises: Spacious entrance hallway with guest WC and access into the converted garage, fitted kitchen/diner with integrated appliances (double electric oven, 5-ring gas hob, fridge, freezer, dishwasher and sink) and a feature bay window, along with the spacious lounge with feature bi-folding doors opening to the rear garden. The ground floor is laid with real wood flooring and underfloor heating throughout.

The first-floor landing establishes: Utility room with space for freestanding appliances and a feature skylight window, master bedroom with space for wardrobes, views to the rear, real wood flooring and a modern en-suite shower room, double bedroom two with space for wardrobes, and the family bathroom providing a bath, wash basin and WC.

The second-floor homes double bedrooms three and four, both with space for wardrobes, along with a modern shower room.

Outside to the rear is a beautifully landscaped garden with an initial paved patio, perfect for garden furniture and





outdoor dining, then laid to a well-maintained lawn with planted borders and fenced boundaries.

Well positioned in the sought after village of Astwood Bank, the property is ideally situated for a number of local amenities including post office, pharmacy and a number of pubs/restaurants, along with countryside walks and well-regarded local schools. Redditch Town Centre is 4.7 mile away, and boasts a further assortment of amenities, along with the local bus and railway station.

**Details:**

**Entrance Hallway**

**Kitchen/Diner** 23'2" x 11' (7.06m x 3.35m)

**Lounge** 12' x 13'6" (3.66m x 4.11m)

**Guest WC**

**Master Bedroom** 12' x 13'6" (3.66m x 4.11m)

**En-Suite Shower Room** 3'9" x 9'8" (1.14m x 2.95m)

**Bedroom Two** 10'5" x 11' (3.18m x 3.35m)

**Bathroom** 5'5" x 9'8" (1.65m x 2.95m)

**Utility Room** 8'5" x 8'7" (2.57m x 2.62m)

**Bedroom Three** 10'4" x 11'2" (3.15m x 3.4m)

**Bedroom Four** 9'9" x 11'2" (2.97m x 3.4m)

**Shower Room** 8'10" x 6'4" (2.7m x 1.93m)

**Garage**

**EPC Rating:** C

**Council Tax Band:** E (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 Wiser 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 012527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

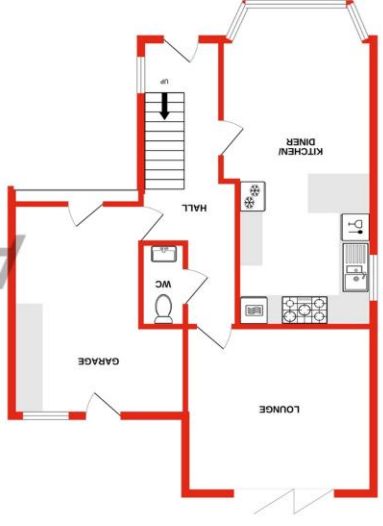
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

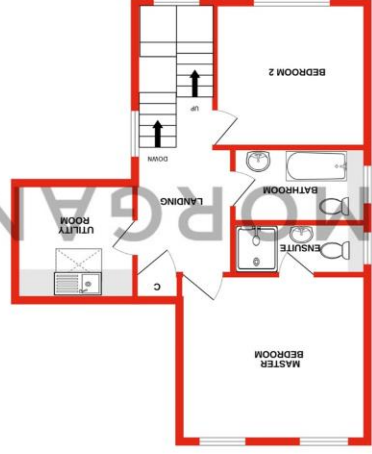
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

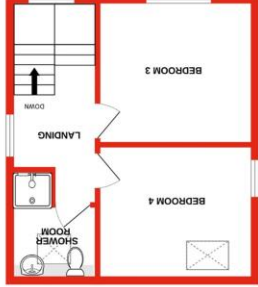
GROUND FLOOR  
700 sq ft (65.0 sq m.) approx.



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



2ND FLOOR  
356 sq ft (33.0 sq m.) approx.



TOTAL FLOOR AREA : 1623 sq ft (150.8 sq m.) approx.  
When every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.  
Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Law of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.