

AP MORGAN



Beverley Close, Astwood Bank, Redditch
Offers in excess of £450,000

Features:

- A beautifully presented, extended, semi-detached home
- Four bedrooms
- Open-plan kitchen/dining room
- Utility and study
- Family bathroom, ensuite and downstairs shower room
- Generous rear garden
- Driveway and garage

Description:

A beautifully presented extended semi-detached home, offering four bedrooms, an open-plan kitchen and off-road parking. This property is nestled in a sought-after residential area of Astwood Bank.

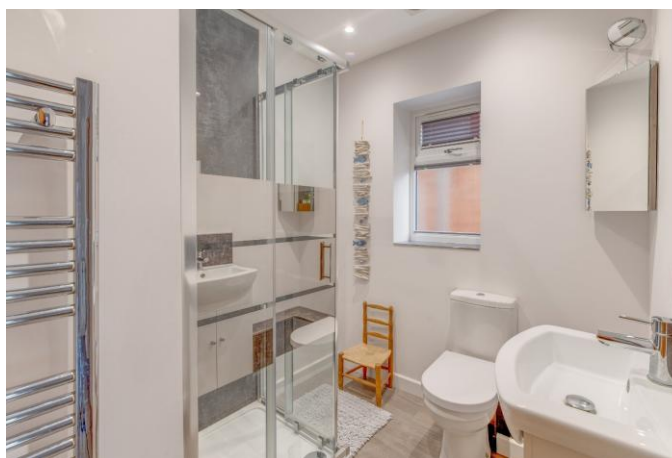
To the front of the property is a driveway with ample parking a front lawn, with a mature hedged border, access to an integrated garage for additional storage and access via a side gate to the rear garden.

Upon entering, you are welcomed by a bright and airy hallway leading into a generous lounge, perfect for relaxation and entertaining. The heart of the home is the stunning open-plan kitchen and dining area, featuring modern appliances, sleek countertops, and ample storage. French doors open onto a beautifully maintained garden, seamlessly blending indoor and outdoor living. A separate study provides a quiet workspace, while a utility room and a stylish shower room complete the ground floor.

The first-floor landing establishes three spacious double bedrooms, bedroom one, with an attached ensuite and an integrated wardrobe, bedroom two, with fitted wardrobe, and the family bathroom, providing a bath, separate walk-in shower, WC and wash basin.

To the rear of the property is a lovely garden, with an initial patio, perfect for garden furniture, a generous lawn, mature shrubbery and side gate access to the front of the property, with fenced borders.

Situated in a desirable location, this home is within easy reach of local schools, shops, and transport links, making it an excellent choice for families and professionals alike. This property is roughly 4.6 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Porch

Hall

Lounge 15' x 11'10" (4.57m x 3.6m) max dimensions

Kitchen/Dining Room 17'6" x 19'7" (5.33m x 5.97m) max dimensions

Study 8' x 8'7" (2.44m x 2.62m)

Utility 7'8" x 4' (2.34m x 1.22m)

Shower Room 6'6" x 8' (1.98m x 2.44m) max dimensions

Landing

Bedroom 1 15'4" x 8'7" (4.67m x 2.62m) max dimensions

Ensuite 4'6" x 7'11" (1.37m x 2.41m)

Bedroom 2 12'2" x 9'2" (3.7m x 2.8m)

Bedroom 3 8'6" x 11'10" (2.6m x 3.6m)

Bedroom 4 9' x 8'5" (2.74m x 2.57m) max dimensions

Bathroom 8'5" x 7'7" (2.57m x 2.3m) max dimensions

EPC Rating: To be confirmed

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 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 01527 406 956, or visit their website for more information: 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.

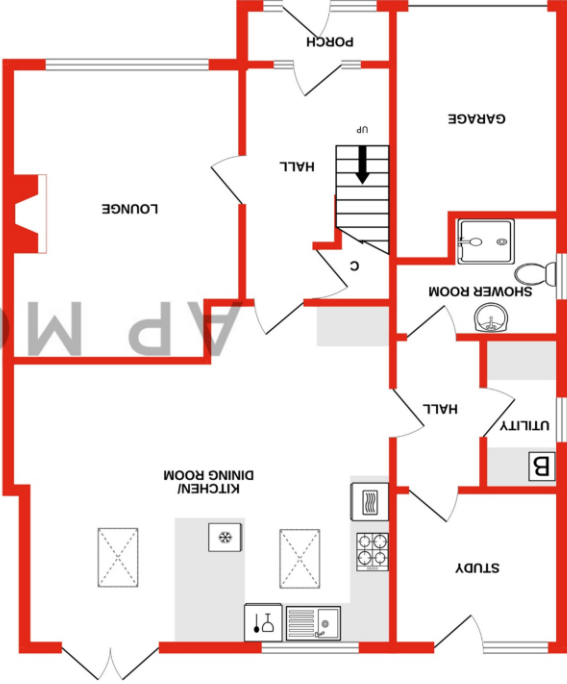
Need a solicitor?

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.

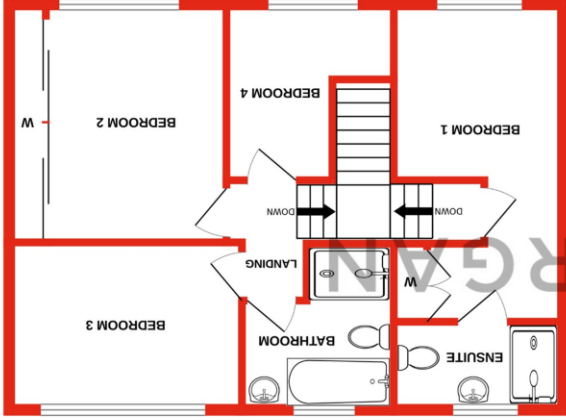
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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.

GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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.
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