

AP MORGAN



Cyprus Avenue, Astwood Bank,
Offers in the region of £350,000

Features:

- Semi-detached
- Two generously sized bedrooms
- Large lounge and dining room
- Driveway
- Extensive garden
- Office space
- Well sought-after location
- Excellent local amenities

Description:

Introducing this wonderful semi-detached home, offering two generously sized double bedrooms, an office room, a large lounge and diner, and an extensive garden in the highly sought-after area of Astwood Bank.

On arrival, the property features a single driveway with gated access to the rear garden, as well as a front garden laid with stone, flowers, and shrubbery.

You are first welcomed into the entrance hall, which leads into the spacious lounge featuring a bay window and fireplace. This is followed by the large dining room, complete with a coat cupboard being the original larder and sliding doors opening into the conservatory/utility. The kitchen is well-equipped with ample storage cupboards, an integrated microwave and fridge, a cooker with gas hob, and an overhead extractor fan. A further door from the kitchen provides access to the conservatory/utility, which features a toilet and french doors leading out onto the rear garden.

Upstairs, the first floor comprises two generously sized bedrooms both with small original fireplaces, an office space, and a bathroom fitted with a wash basin, toilet, and bathtub with overhead shower. The bathroom also benefits from fitted shutters on the window. In addition, there is a door at the top of the stairs offering extra storage space.

The rear garden is initially paved, bordered by bushes and trees, with the added benefit of a large two-part shed with one part acting as a workshop with power. A pergola covers part of the paved area, ideal for outdoor dining, while the lawn beyond is well maintained, surrounded by attractive



flowers, stone features, and further shrubbery. Also located on the lawn is a glass greenhouse.

Ideally situated in the sought-after village of Astwood Bank, this property is close to local amenities, shops, and well-regarded schools. Redditch Town Centre is only a short drive away, offering an excellent range of additional facilities including shops, restaurants, bars, a cinema, and access to local bus and railway stations.

Details:

Entrance Hall

Lounge 11'10" x 12'11" (3.6m x 3.94m) Both Max

Dining Room 13' x 12'11" (3.96m x 3.94m)

Storage

Kitchen 12'10" x 6'4" (3.9m x 1.93m)

Conservatory 3'10" x 7'10" (1.17m x 2.4m)

Toilet

Hall

Storage

Bedroom One 13'1" x 12' (4m x 3.66m)

Bedroom Two 12'11" x 8'7" (3.94m x 2.62m)

Bathroom 6'2" x 9'5" (1.90m x 2.87m) Both Max

Study 3'9" x 6'8" (1.14m x 2.03m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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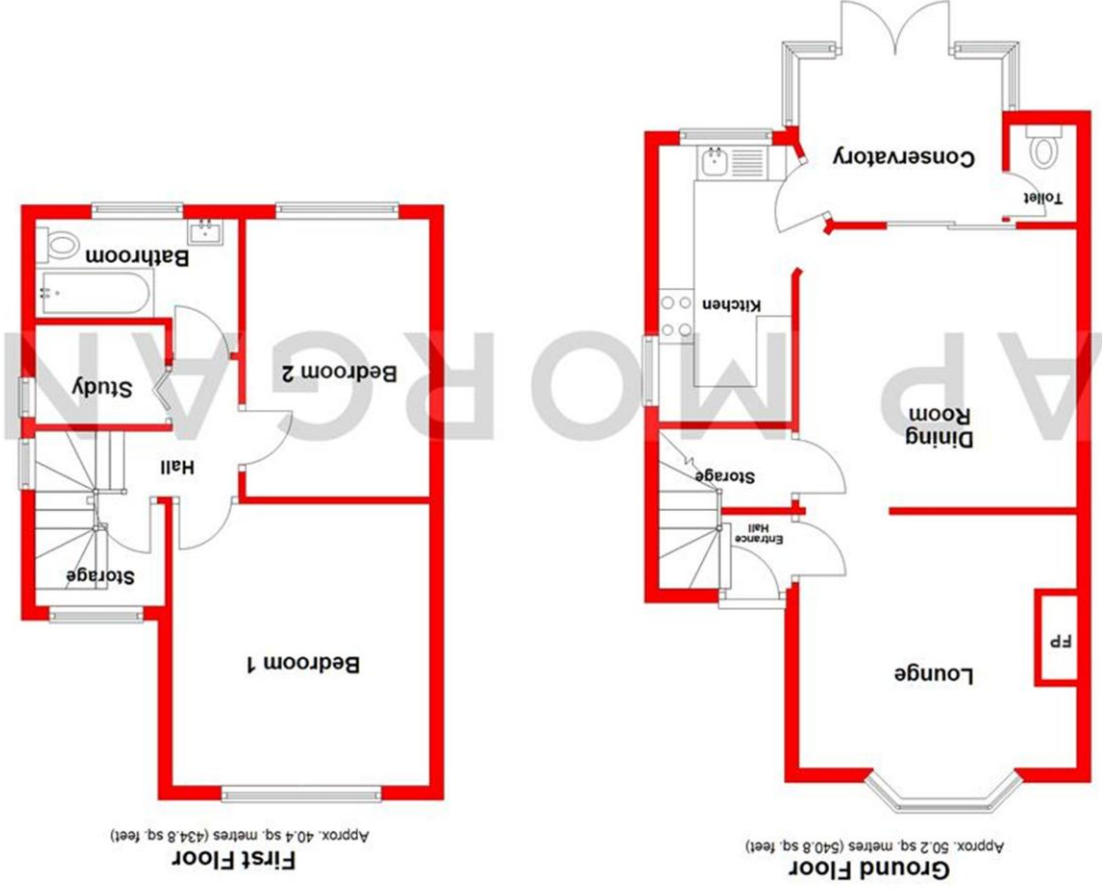
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Total area: approx. 90.6 sq. metres (975.7 sq. feet)

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.

Plan produced using PlanUp.

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