



**Astwood Lane , Feckenham**  
Redditch, B96 6HP

Jeremy  
McGinn & Co

# Available at Offers In The Region Of £450,000



Situated on the edge of the sought-after and beautiful village of Feckenham, an extremely well presented Semi-Detached Character Cottage, and family home, dating back to the 1890s, combining many original character features with modern living facilities including a stylish fitted Breakfast Kitchen built around the oil-fired aga.

Further accommodation includes an Reception Hall, Downstairs Cloakroom, bright and airy Living room with two aspects and a feature fireplace with log burner, Dining area, Conservatory and a unique sunken, Utility room with space for several appliances including a staircase up to a versatile room currently used as a spare bedroom /office space and excellent storage.

The first floor includes the landing with exposed, feature brick wall, three bedrooms all with fitted wardrobes and a recently fitted contemporary Bathroom with walk-in shower and claw-foot bath.

Outside the property sits in a large rear garden accessed through a Gated Driveway to the side which leads up to the Detached GARAGE which provides parking for numerous vehicles. The garden itself has a rural and south-facing aspect to rear, is fully enclosed, and boasts many mature shrubs among flower beds along with two seating areas and a good size central lawn. There is also a greenhouse and a small brick-built storage/log shed.

NB. The property has uPVC double glazing, oil-fired central heating and a septic tank.





**Tax Band: F**

**Council: Redditch**

**Tenure: Freehold**

Feckenham in the 21st century is a beautiful rural community with a traditional English village green with walking and riding routes, including the long-distance public footpath, The Monarch's Way, that passes about 1.5 miles east of the village.

The village and civil parish is in the Borough of Redditch, Worcestershire. It lies some 4 miles south-west of the town of Redditch and some 11 miles east of the city of Worcester. It had a population of 670 in the 2001 census.

In Roman times the village developed from its position on the ancient saltway track between Alcester and Droitwich which later became a Roman road (now the modern B4090 road).

Several bed & breakfast guest houses and two pubs represent the village's hospitality industry. There is a garage carrying out motor maintenance and repairs.

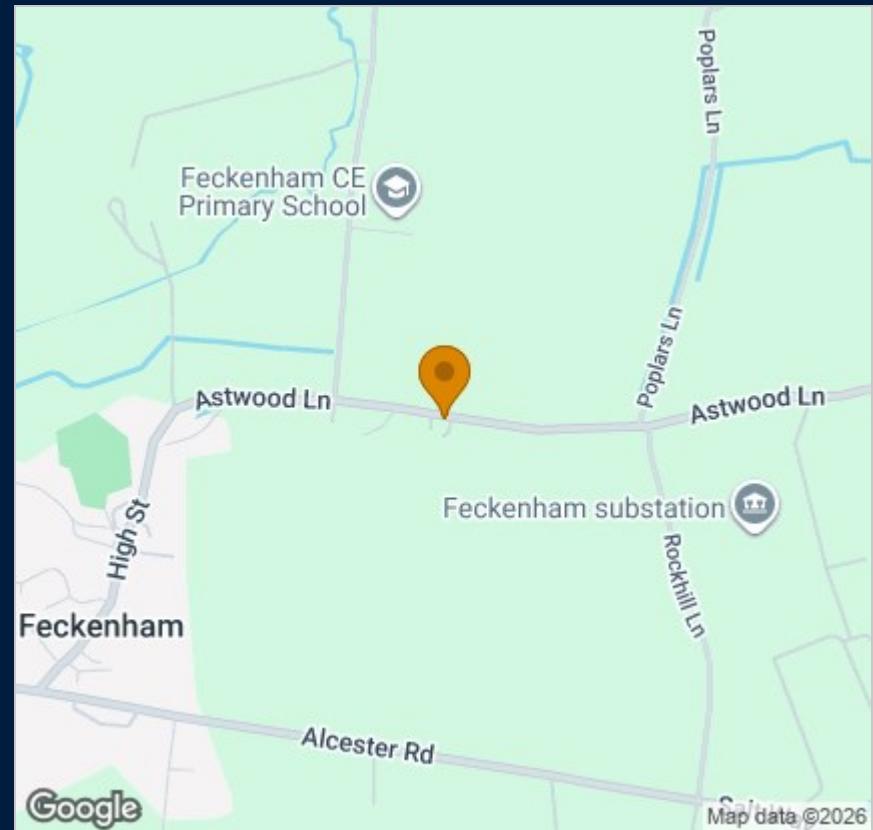
There are two churches in the village. The Anglican church, built in the mid 13th century and has a peal of eight bells and the Roman Catholic church which is dedicated to St. John Fisher and St. Thomas Moore. The village has a family owned pub, a gastro-pub and a community village shop, 'The Village Shop', opened in 2009 and run by the local community.

A range of community activities includes an annual two-day horse show, and a tri-annual Feckenham Flower and Garden Festival that has been held since 1985. There is an annual Summer Fair (called the Wake) and Spring and Autumn Flower Shows which have been held since the mid 1930s.

## Floor Plan



## Map



## Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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