



**New Road , Astwood Bank**  
Redditch, B96 6AW

Jeremy  
McGinn & Co 



# Offers In The Region Of £525,000

4 2 2 D

A really handsome red brick Victorian house set behind an attractive double fronted façade set in the heart of Astwood Bank within walking distance of all local amenities.

The property has been sympathetically modernised over the years with care taken to maintain the character and integrity of the original house including high ceilings and panelled doors. The accommodation benefits from gas central heating and double glazing - Reception Hall, Living Room with fitted log burner, Separate Dining Room, Fitted Kitchen, Rear Hall, Utility Room, Rear Vestibule Area, Gallery Landing with drop down ladder giving access to large loft, 3 Double Bedrooms, Study/Nursery, Occasional Bedroom, Large Luxury Bathroom with roll top bath & separate shower enclosure & Separate Shower Room.

The outside space is simply delightful with mature gardens enjoying high levels of privacy and a sunny westerly aspect. The vendors will be demolishing the existing brick outbuilding to create a generous driveway giving new owners the option to build a double garage (subject to necessary consents) as they will be building a small bungalow on land adjoining the property.







**Tax Band: D**

**Council: Redditch Borough Council**

**Tenure: Freehold**

Astwood Bank is still considered a village and a very desirable place to live with a thriving community atmosphere and a great range of local shops, including, a convenience store, chemist, baker, butcher, hair dressers, to name but a few, a Doctors surgery, two local pubs, a Garden centre, a Primary school and a Secondary school all within a short walk of all parts of the village. More major amenities can be found a short drive away in Redditch including all major superstores.

The area provides quick and easy access to Alcester, Stratford-upon-Avon, Redditch, Evesham and further afield, the Cities of Birmingham and Worcester. There is also good road links to the Midlands Motorway network (M5, M40 and M42).

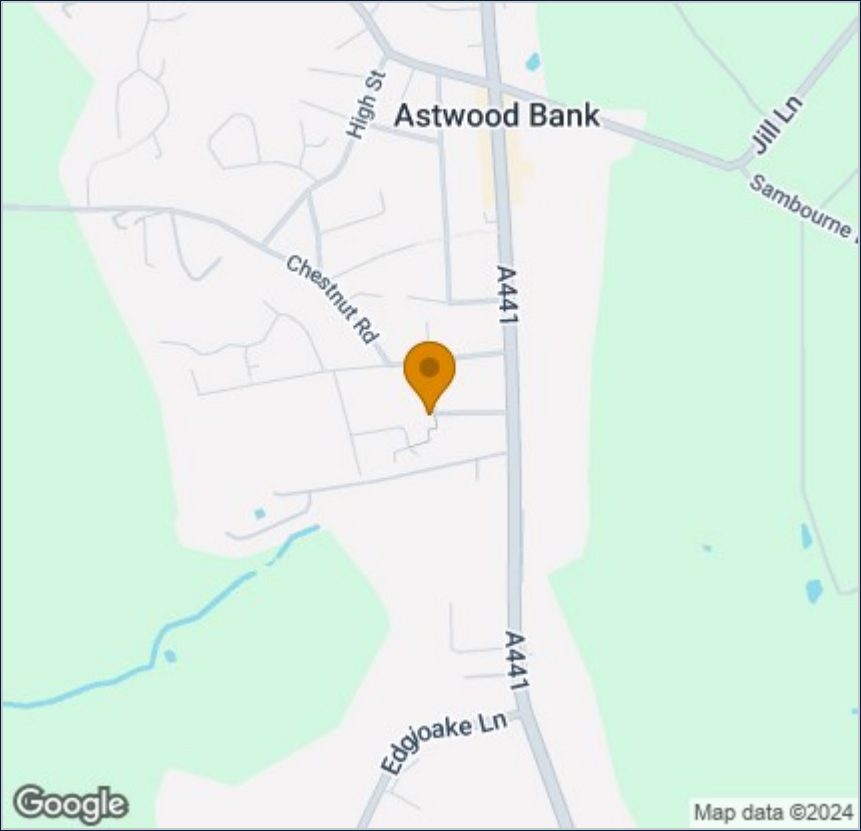
Surrounded by attractive countryside, Astwood Bank has easy access to many interesting places to visit making this a sought after area to live with great facilities on the doorstep and a short drive to all that Worcestershire and Warwickshire has to offer.



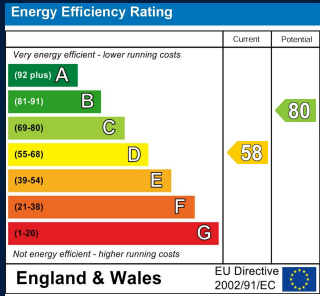
# Floor Plan



# Map



# Energy Performance



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