



**Evesham Road, Astwood Bank**

Redditch, B96 6BD

Jeremy  
McGinn & Co 

## Available at Guide Price £395,000



Situated in the highly sought-after village of Astwood Bank and within easy walking distance of an excellent range of local amenities, this beautifully presented mature semi-detached home offers spacious and versatile accommodation together with exceptional off-road parking and delightful mature gardens.

The property benefits from gas central heating and double glazing throughout and is entered via a welcoming reception hall. To the front is a cosy sitting room featuring an attractive period-style fireplace, whilst a further reception room provides flexible family living space and opens into a bright conservatory, currently utilised as a dining room overlooking the rear garden. The well-appointed fitted kitchen is equipped with a range cooker, ideal for those who enjoy cooking and entertaining.

To the rear of the property is a useful hallway/utility area providing access to both a guest cloakroom/WC and a convenient ground floor shower room.

On the first floor, the impressive full-width principal bedroom enjoys an extensive range of fitted wardrobes. There are two further well-proportioned bedrooms and a stylish family bathroom featuring an elegant free-standing bath.

One of the property's outstanding features is its exceptional provision for off-road parking. To the front, a block-paved driveway provides parking for up to three vehicles, whilst a separate driveway accessed from Tookeys Drive to the rear offers space for up to a further five vehicles, making it ideal for those with a caravan, motorhome or multiple vehicles.

The mature rear gardens enjoy a pleasant westerly aspect and include a generous paved terrace, perfect for al fresco dining and entertaining. Further complemented by a substantial workshop and greenhouse, the outside space is ideal for gardening enthusiasts and those seeking practical



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storage or hobby space.

An internal inspection is highly recommended to fully appreciate the quality, versatility and exceptional parking facilities.





**Tax Band: C**

**Council: Redditch District Council**

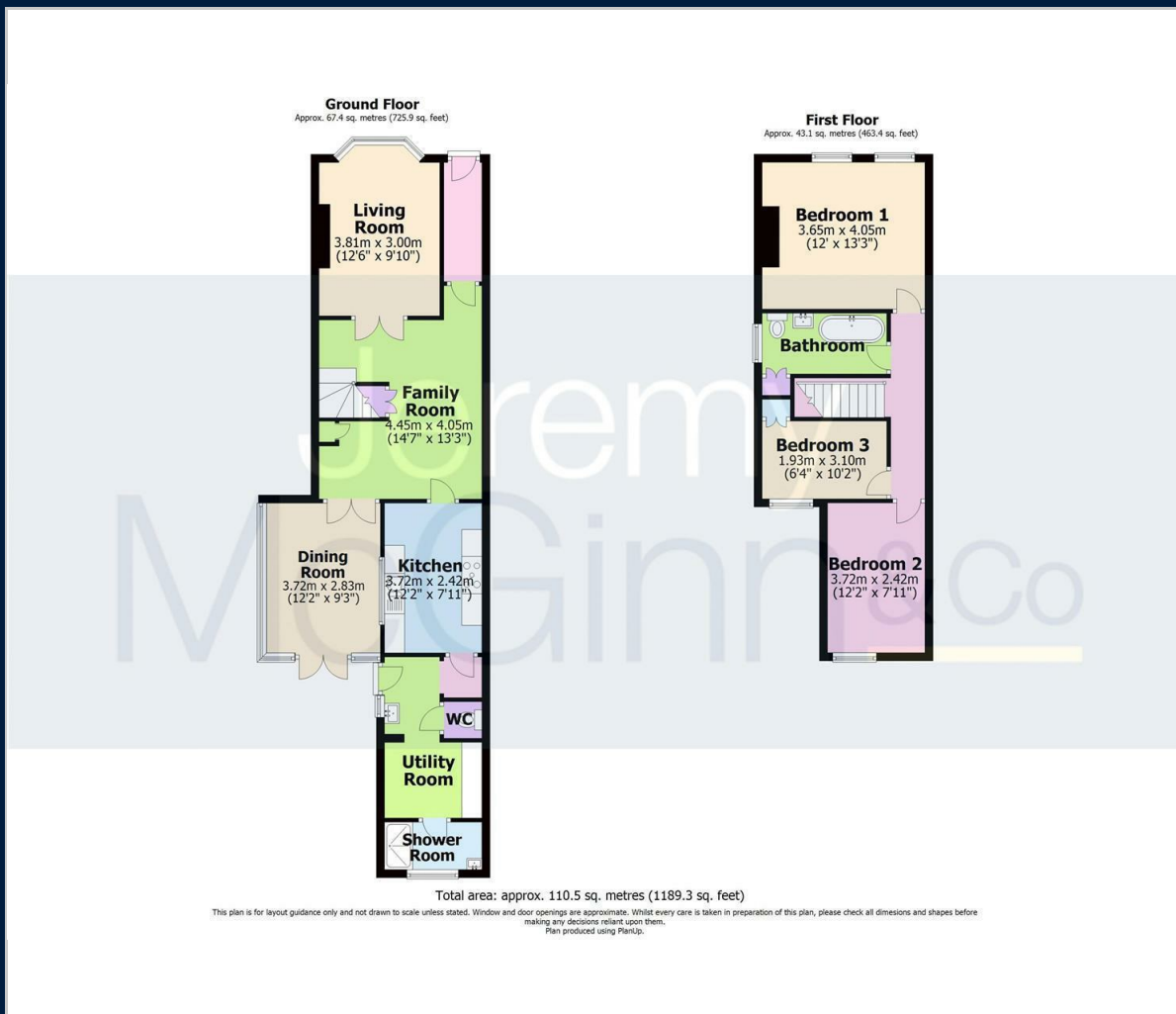
**Tenure: Freehold**

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.

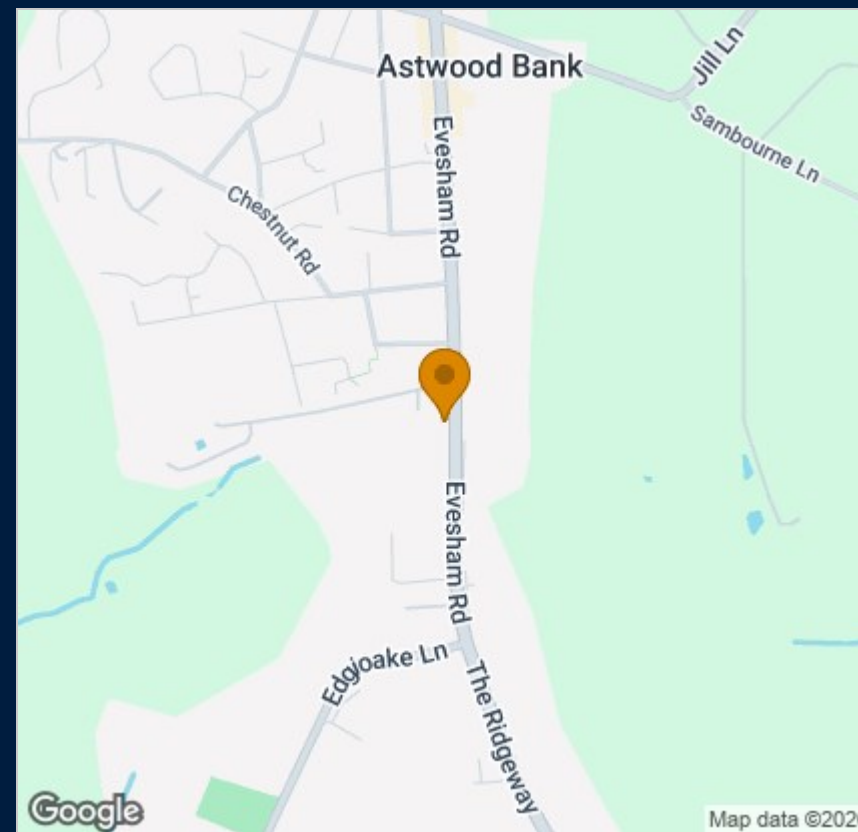
The area provides quick and easy access to Alcester, Stratford-upon-Avon, Redditch, Evesham and further afield, the Cities of Birmingham and Worcester. There is also good road links to the Midlands Motorway network (M5, M40 and M42).

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.

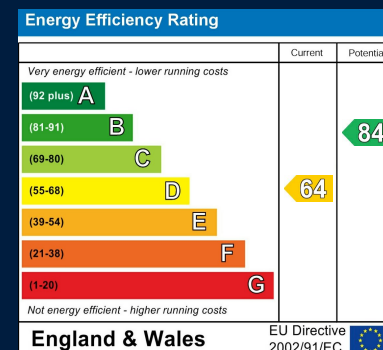
# Floor Plan



# Map



# Energy Performance



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In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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