



Astwood Lane, Redditch

Offers in Excess of £350,000

Features:

- Appealing three bedroom detached cottage
- Semi-Rural Property to fringes of Astwood Bank
- Cosy lounge with inglenook fireplace
- Dining hallway with storage cupboard
- Pleasant fitted kitchen
- Useful study. Upstairs bathroom
- Gardens on 3 sides.
- Ample parking in front of garage

Description:

Offered with no onward chain, this rather appealing three bedroom detached cottage is set on the fringes of Astwood Bank. The property sits on a plot of land off some length adjacent to Astwood Lane, where in March 2019 planning permission (within permitted development) has been granted for the erection of a detached one storey building opposite the drive entrance, containing a two lane swimming pool, sauna, changing room, home office and double garage. The current property is approached to the front through a slim front garden, with the internal layout as follows: An initial dining hallway, having stairs rising to the first floor, under stairs storage cupboard and sliding doors opening onto the garden patio. Main cosy lounge, having two windows to side and an inglenook fireplace with log burner and cottage door opening to a most useful study of some 12ft in length, fitted out with wall shelving and a desk surface. Fitted kitchen, being dual aspect, with inset white sink and drainer, slot in oven, space for fridge, plumbing for a washing machine, wall and base units and further exit door to the patio. Upstairs has a most spacious landing area, with window to rear and further storage cupboard off. The main bedroom one features fitted wardrobes, bedroom two is dual aspect and offers wood flooring. Bedroom three is single room which over looks the side of the property. A family bathroom at the rear provides a bath with shower over, w.c., sink and wooden door to an ample airing cupboard. Outside: The house benefits from an enclosed side garden to left, with step down to the lawn surrounded by well established borders and small trees. An additional extensive lawn sits to the elevated area at the right of the property, with an ample driveway between leading to the most well-proportioned garage, having up and over door, side window and hatch access to roof storage. Far reaching views are evident at the front of the property across open fields, which may appeal to those seeking a more rural setting. Other items of note: The house has majority double glazing and a boiler fired by bulk LPG gas, there is also a septic tank. There are local amenities along the Evesham Road in Astwood Bank, as well as popular schooling across a full age range. There is a good selection of pubs/eating establishments to choose from generally to the surrounding areas.



Details:

Dining Hallway

10' 4" x 9' 4" plus stairs and cupboard (3.15m x 2.84m)

Main Lounge

13' 2" plus inglenook x 9' 10" (4.01m x 2.99m)

Study

12' 9" x 4' 1" (3.88m x 1.24m)

Fitted Kitchen

8' 10" x 8' 0" plus alcove (2.69m x 2.44m)

Stairs rise to spacious first floor landing

Bedroom 1

9' 10" x 9' 10" inc wardrobe (2.99m x 2.99m)

Bedroom 2

10' 8" x 9' 0" both max (3.25m x 2.74m)

Bedroom 3

10' 3" x 6' 2" (3.12m x 1.88m)

Family Bathroom

10' 8" plus airing cupboard x 4' 0" (3.25m x 1.22m)

Connected Garage with passage between main house

20' 6" x 10' 11" (6.24m x 3.32m)

EPC Rating: F

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



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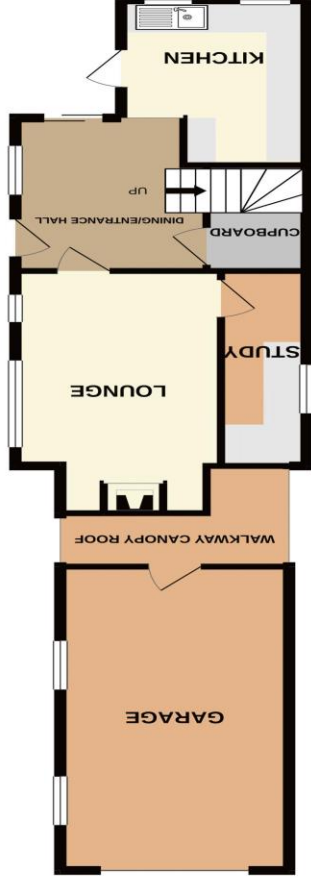
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GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



What every attempt has been made to ensure the accuracy of the floorplan contained herein. 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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