



**Western Hill Close, Redditch**  
Offers in Excess of £325,000



**Features:**

- Semi-detached family home
- Four bedrooms
- Family bathroom
- Expansive lounge with feature fireplace
- Open plan kitchen/breakfast room
- Well-maintained rear garden
- Driveway with off-road parking and detached garage
- EPC -

**Description:**

A well-presented semi-detached family home in the heart of sought-after location Astwood Bank, Redditch. The entrance porch opens out into the spacious lounge with a wood burner feature fireplace and dual aspect windows providing bright natural light, through to the open plan fitted kitchen area that benefits from an integrated dishwasher, five burner gas hob, sink and oven. Currently used as a breakfast area, the open plan space provides an extra oven and has potential for a main dining, sitting or playroom. The separate dining room with potential for a second reception room has a large bay window to the front of the property and has sliding doors to the garden, the ground floor also benefits from a separate WC. The first-floor landing establishes the main bedroom with dual aspect windows, space for wardrobes and has a fitted corner shower cubicle, double bedroom two benefits from fitted open wardrobes, a separate storage cupboard and large dual aspect windows with views, double bedroom three has fitted cupboard space, well sized bedroom four and the family bathroom providing a bath with overhead shower, sink, WC and storage cupboard. To the rear is a well-maintained private garden with initial patio area then mainly laid to lawn with side access to the detached garage. To the front of the property is a private driveway with off road parking for two cars, access to the detached garage and an expansive side lawn area. Well situated in a pleasant corner position within a highly sought-after village of Astwood Bank. The property benefits from a beautiful sunset and provides excellent access to the village amenities, shops, schooling, bus routes and national road networks.





**Details:**

**Entrance Porch**

**Lounge**

12' 2" x 16' 3" (3.71m x 4.95m)

**Kitchen**

11' 9" x 8' 4" (3.58m x 2.54m)

**Breakfast Room**

11' 9" x 7' 4" (3.58m x 2.23m)

**Dining Room**

16' 4" x 9' 8" (4.97m x 2.94m)

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**

17' 7" x 13' 0" (5.36m x 3.96m) Max

**Bedroom Two**

12' 3" x 10' 1" (3.73m x 3.07m)

**Bedroom Three**

11' 9" x 10' 1" (3.58m x 3.07m)

**Bedroom Four**

8' 2" x 5' 9" (2.49m x 1.75m) Max

**Family Bathroom**

8' 5" x 5' 8" (2.56m x 1.73m) Max

**Garage**

**EPC Rating:**

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** (tbc by solicitors).

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



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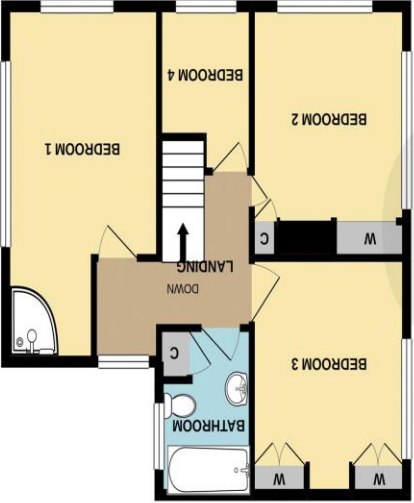
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GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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