

AP MORGAN



**Western Hill Close, Redditch**  
Offers in Excess of £400,000



**Features:**

- Excellent detached home in Astwood Bank
- Four double bedrooms
- Lounge and separate dining room
- Fitted breakfast kitchen
- Ground floor guest w.c.
- Bathroom, plus ensuite shower
- Garage and driveway
- No onward chain. Epc tbc

**Description:** A rather appealing, four double bedroom detached home in Astwood Bank, set in delightful gardens in a pleasant cul-de-sac, close to open countryside.

The interior layout comprises: Long entrance hall gaining access to the guest w.c. Excellent lounge, having flame effect fire to surround and wood flooring running through glazed double doors to the separate dining room, having access to both the kitchen and the rear garden. Spacious breakfast kitchen, offering matching wall, base and display units, inset sink, gas hob, steel extractor hood, built-in oven and dishwasher, breakfast work surface, under stairs storage, space for fridge/freezer and door leading out to the garden.

Upstairs is given over to the spacious bedrooms, two of which have fitted wardrobes, the master room has a pleasant en-suite shower room. The family bathroom has been upgraded and offers a P shaped bath with mixer shower and glazed screen, fitted cupboards under the sink and complimenting wall and floor tiling. The landing has a shelved linen cupboard and loft hatch with drop down ladder to roof storage.

Outside: The frontage has room for 4 cars with colourful borders aside. Double gates sit to the left of the property leading round to the rear garden, this has a wooden decked patio, a large shed, well established shrubs and plants to borders around the lawn.

Locally, Astwood Bank is a sought after location for families seeking a village location with shops, pubs and some restaurants, as well as open fields for country walks. Popular schooling is provided across all ages, as well as a reputable grammar school in Alcester.





**Details:**

**Entrance Hallway**

**Ground floor guest w.c.**

**Lounge**

16' 0" x 11' 10" (4.87m x 3.60m)

**Dining Room**

10' 0" x 9' 6" (3.05m x 2.89m)

**Breakfast Kitchen**

14' 0" x 9' 8" (4.26m x 2.94m)

**Master Bedroom (plus ensuite shower room )**

12' 8" max d 12' 2" plus wardrobe (3.86m x 3.71m)

**Bedroom 2**

9' 11" x 9' 10" plus wardrobe (3.02m x 2.99m)

**Bedroom 3**

9' 9" x 9' 2" both min (2.97m x 2.79m)

**Bedroom 4**

9' 9" x 8' 5" both min (2.97m x 2.56m)

**House Bathroom**

9' 9" inc linen cub x 6' 3" (2.97m x 1.90m)

**Garage**

16' 9" x 7' 10" (5.10m x 2.39m)

**EPC Rating:**

**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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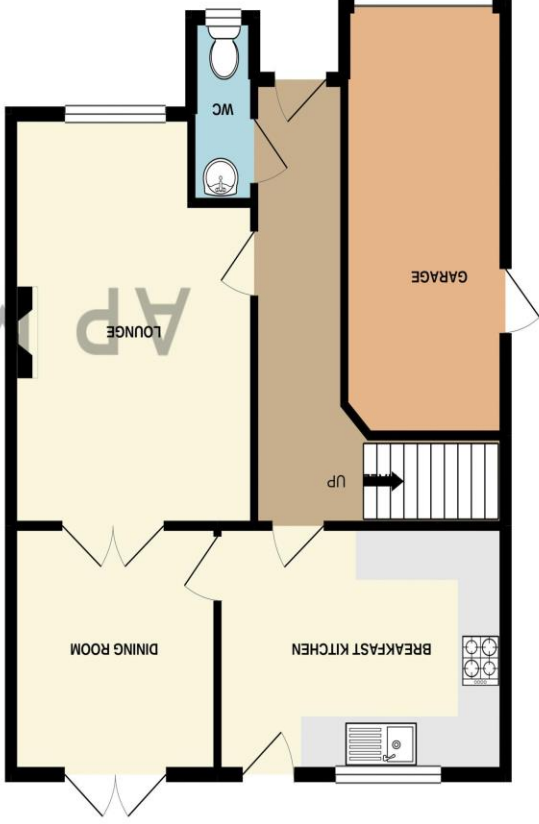
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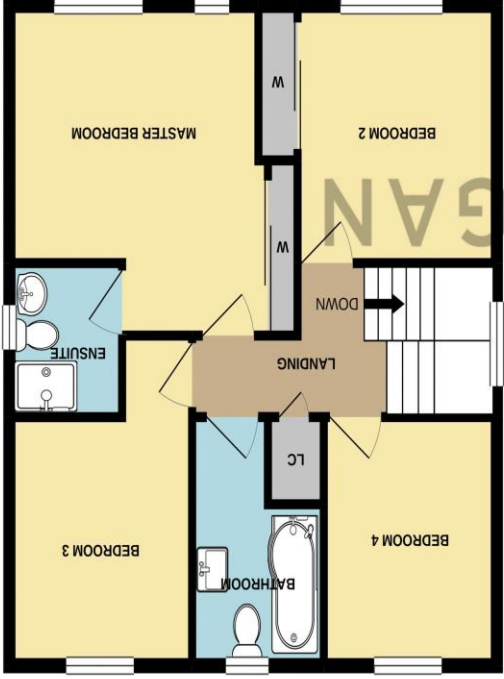
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GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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