



Manor House Lane, Astwood Bank, Redditch, B96 6EG | Offers Over £290,000  
Four Bedroom Semi-Detached House



**Features:**

- Four Bedrooms
- En Suite, Main Bathroom and Downstairs WC
- Two Reception Rooms
- Kitchen and Utility Room
- Rear Garden
- Block Paved Driveway and Detached Double Garage

**Summary:**

A well presented four bedroom semi-detached house, offered with an en suite, two reception rooms and block paved driveway with a detached double garage, situated in the sought after village of Astwood Bank, Redditch.

**Description:**

The accommodation, in brief, features:- Block Paved Driveway and Detached Double Garage, Hall, Living Room with Feature Fireplace and Sliding Patio Door to Rear Garden, Dining Room, Kitchen with Integrated Double Oven, Electric Hob and Cookerhood, Utility Room with Storage Cupboard and Door to Rear Garden, Downstairs WC, Stairs to First Floor Landing, Master Bedroom with Built In Wardrobe, Double Bedroom Two with En Suite, Double Bedroom Three, Bedroom Four and Main Bathroom.

**Outside:**

Outside, the property enjoys a rear garden with paved patio, lawn and fenced boundaries.

**Location:**

Situated in the sought after village of Astwood Bank, the property benefits from a number of local amenities. In addition, the town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, including the Kingfisher Shopping Centre.





**Room Dimensions:**

**Hall**

**Living Room:**  
18' 6" x 12' 1" (5.65m x 3.7m)

**Dining Room:**  
14' 3" x 7' 0" (4.35m x 2.15m)

**Kitchen:**  
9' 8" x 8' 8" (2.95m x 2.65m)

**Utility Room**

**Downstairs WC**

**Double Garage:**  
18' 8" x 16' 0" (5.7m x 4.9m)

**Stairs To First Floor Landing**

**Master Bedroom:**  
14' 3" x 9' 8" (4.35m x 2.95m)

**Bedroom Two:**  
10' 2" x 8' 8" (3.1m x 2.65m)

**En Suite**

**Bedroom Three:**  
10' 5" (Max) x 9' 6" (Max) (3.2m x 2.9m)

**Bedroom Four:**  
9' 8" (max) x 9' 6" (max) (2.95m x 2.9m)

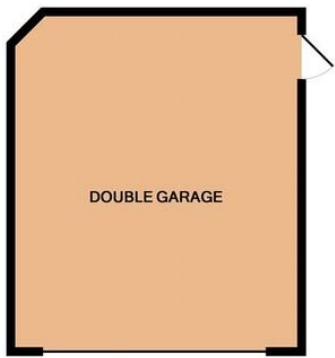
**Bathroom:**  
10' 7" (max) x 6' 0" (max) (3.25m x 1.85m)

**EPC:** TBC  
**Council Tax Band:** Awaited  
**Tenure:** Freehold

For more information on Manor House Lane or to arrange a viewing, please call the Redditch Office on 01527 540 654







GROUND FLOOR  
APPROX. FLOOR  
AREA 873 SQ.FT.  
(81.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.7 SQ.M.)

MANOR HOUSE LANE, ASTWOOD BANK  
TOTAL APPROX. FLOOR AREA 1397 SQ.FT. (129.8 SQ.M.)  
For general guidance only and not to scale. Room contents shown are for illustrative purposes only.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and /or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.