

**Sambourne Lane**

REDDITCH

**£399,950**



# Two Bedroom Semi-Detached House

## Features.

- BEAUTIFULLY MAINTAINED SEMI-DETACHED HOUSE
- TWO DOUBLE BED ROOMS, BOTH OFFERING BUILT-IN WARDROBES
- SPACIOUS LOUNGE
- KITCHEN AND SEPARATE DINING ROOM
- MODERN SHOWER-ROOM
- DRIVEWAY PARKING AND CARPORT
- TANDEM DOUBLE GARAGE WITH DUAL VEHICULAR ACCESS
- LOW MAINTENANCE REAR GARDEN
- NO UPWARD CHAIN
- OVERLOOKING NEIGHBOURING PADDOCK

## Description.

Summary: A beautifully maintained two bedroom semi-detached house, with driveway, carport and tandem double garage, being sold with no upward chain, offering well-proportioned internal accommodation and a low maintenance rear garden overlooking a neighbouring paddock, situated in Sambourne.

Description: The accommodation briefly comprises:- Generous entrance porch, spacious lounge with feature fireplace and stairs rising to first floor, kitchen with under-stairs store cupboard and side access door, offering a range of wall and base units with some integral appliances and dining room with patio door to garden. To the re-configured first floor are the generous master bedroom, offering built-in wardrobes, double bedroom two with built-in wardrobes and shower room with airing cupboard storage, all leading off a central landing.

Outside: The property is approached via driveway parking with front lawn, carport and extended tandem double garage with dual access vehicular access.

The pleasant and private aspect rear garden offers low maintenance being mainly laid to lawn with paved patio to fenced boundaries, overlooking the neighbouring paddocks.

Location: Sambourne Lane is conveniently situated between the neighbouring villages of Astwood Bank and Studley, both offering a range of local amenities, public houses and restaurants. Alcester being only 3 miles away and to the south, only 12 miles away is the historic and famous Stratford-upon-Avon.



## Room Dimensions.

Room Dimensions:

Porch

Lounge: 19' 11" x 11' 10" (6.08m x 3.62m)

Kitchen: 11' 3" x 8' 5" (3.45m x 2.58m)

Dining Room: 8' 5" x 8' 2" (2.58m x 2.50m)

Garage: 37' 4" x 10' 9" (11.40m x 3.30m)

Stairs To First Floor Landing

Master Bedroom: 16' 6" x 11' 11" (5.05m x 3.65m) max

Bedroom Two: 11' 7" x 8' 5" (3.55m x 2.58m)

Bathroom: 7' 11" x 5' 5" (2.42m x 1.67m)



## Sambourne Lane, Sambourne Ground Floor



Total Area Approx (not inc garage)  
80.9 sq metres (871 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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EPC: TBC

COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

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