



**Evesham Road**  
REDDITCH

**Offers In Excess Of**  
**£575,000**





# Four Bedroom Detached Family Residence

## Features.

- FOUR BEDROOMS
- TWO EN-SUITES & PRINCIPLE BATHROOM
- KITCHEN & LARGE DINING AREA
- FAMILY ROOM
- SPACIOUS LOUNGE
- DETACHED GARAGE WITH WORKSHOP, OFFICE SPACE & CLOAKROOM FACILITIES
- GATED OFF ROAD PARKING
- GOOD SIZED REAR GARDEN WITH ROLLING FIELD VIEWS
- DESIRABLE VILLAGE LOCATION
- POTENTIAL TO CONVERT GARAGE TO ANNEX, STPP



## Description.

Summary: A beautifully presented and extremely versatile four bedroom detached family home with spacious accommodation throughout which includes a family room, formal dining area, good sized lounge, two en-suites, principle bathroom, kitchen and separate utility. The residence also boasts a detached garage with a large workshop, office space and cloakroom facilities, with the potential to convert to an annex, subject to planning, with its own garden (currently an allotment area), situated in the desirable village location of Astwood Bank.

Description: This property has been wonderfully maintained throughout with the accommodation briefly comprising:- An inviting entrance hall with guest cloakroom and access to the utility room, a spacious family room with dual aspect windows and stylish brick built bar area, a second reception room in use as a more formal dining setting and benefiting from an open archway to the kitchen, a bright and spacious lounge with a feature fire place and patio doors to the rear garden. The kitchen has a range of fitted units and access to the rear garden. A rising staircase leads from the dining room to the first floor and offers a spacious master bedroom with en-suite shower room, a spacious second bedroom with built in wardrobes and shower room en-suite, two further well proportioned bedrooms and the main principle bathroom offering a bath, separate shower enclosure, basin and WC.

Outside: The front aspect of the property is approached via a gated, block paved driveway with access to the detached garage also offering a office/work space and large work shop whilst still retaining use as a garage. To the rear of the garage the property enjoys an allotment with raised planters. Double side gates allow access to the rear garden which offers a wonderful space to dine or entertain friends and family with a paved patio, a beautifully styled decked and covered seating area, neatly maintained lawn, additional paved patio at the rear of the garden with idyllic rolling field views.

## Room Dimensions.



Location: Situated in the sought after village of Astwood Bank, the property benefits from having a number of local amenities, including Post Office, Pharmacy and a number of pubs/ restaurants all within walking distance. Along with an outstanding rated primary school, there are many nurseries and a good high school all within easy walking access. The village of Astwood Bank offers some stunning country walks, all just a stones throw away. In addition, the town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links.

Room Dimensions:

Hall

Downstairs WC

Lounge: 19' 6" x 12' 10" (5.95m x 3.92m)

Kitchen: 11' 5" x 7' 10" (3.48m x 2.40m)

Dining Room: 14' 7" x 11' 2" (4.45m x 3.42m)

Family Room: 17' 4" x 16' 2" (5.30m x 4.95m) max

Utility Room: 7' 3" x 7' 0" (2.23m x 2.15m)

Double Garage: 27' 0" x 20' 4" (8.25m x 6.20m)

Stairs To First Floor Landing

Master Bedroom: 23' 3" x 16' 8" (7.10m x 5.10m) max

En Suite: 10' 4" x 3' 9" (3.15m x 1.15m)

Bedroom Two: 19' 6" x 12' 10" (5.95m x 3.92m) max

En Suite: 6' 2" x 0' 3" (1.88m x .080m)

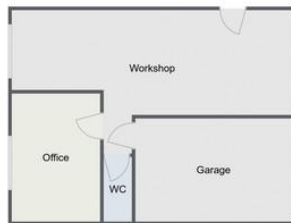
Bedroom Three: 11' 5" x 9' 10" (3.50m x 3.02m) max

Bedroom Four: 13' 9" x 10' 4" (4.20m x 3.15m) max

Bathroom: 9' 6" x 6' 2" (2.92m x 1.88m)



## Evesham Road, Astwood Bank Ground Floor



Total Area Approx:  
223.8 sq metres (2409 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.

## First Floor



EPC: C

COUNCIL TAX BAND: F

TENURE: Freehold

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

01527 540 654

Alternatively, you can scan below to view all of the details of this property online.



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