



**Evesham Road , Astwood Bank**

Redditch, B96 6AX

Jeremy  
McGinn & Co

# Offers In The Region Of £235,000



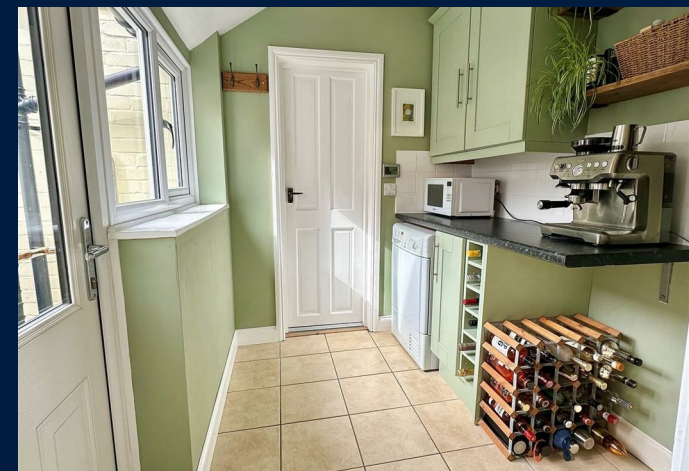
An extremely well-presented Character Mid-Terrace Cottage, perfect as a first time buy, situated in the village of Astwood Bank, within a short walk of the many local amenities including convenience stores, public houses, cafes, hairdressers, Doctors surgery and local Schools.

Approached over a small front garden with mature hedging leading to the double glazed front door opening into the Living room with large feature open-fireplace (currently not used). A door leads through to the modern fitted Kitchen (painted in Limerick Green), with fitted appliances including 4-ring gas hob, extractor hood, electric oven and a automatic washing machine with space for a tall fridge. There is open access through to a Utility area with space for a condenser dryer and further appliances. A door leads to the ground-floor modern Bathroom with bath and shower over and a heated floor.

A Rear door from the Utility opens to a small side courtyard with path leading round to the beautifully maintained, Westerly-facing (perfect for the evening sun), rear Garden with paved seating area and a lawn edged with flower borders and filled with perennials and climbers. To the rear, sits an insulated Shed currently used as a Home Office with electrical supply.

Upstairs the property has TWO Bedrooms, the main bedroom having a beautiful exposed timber floor and a built-in wardrobe.

The property is fitted throughout with uPVC double glazing and has Gas central heating.





**Tax Band: B**

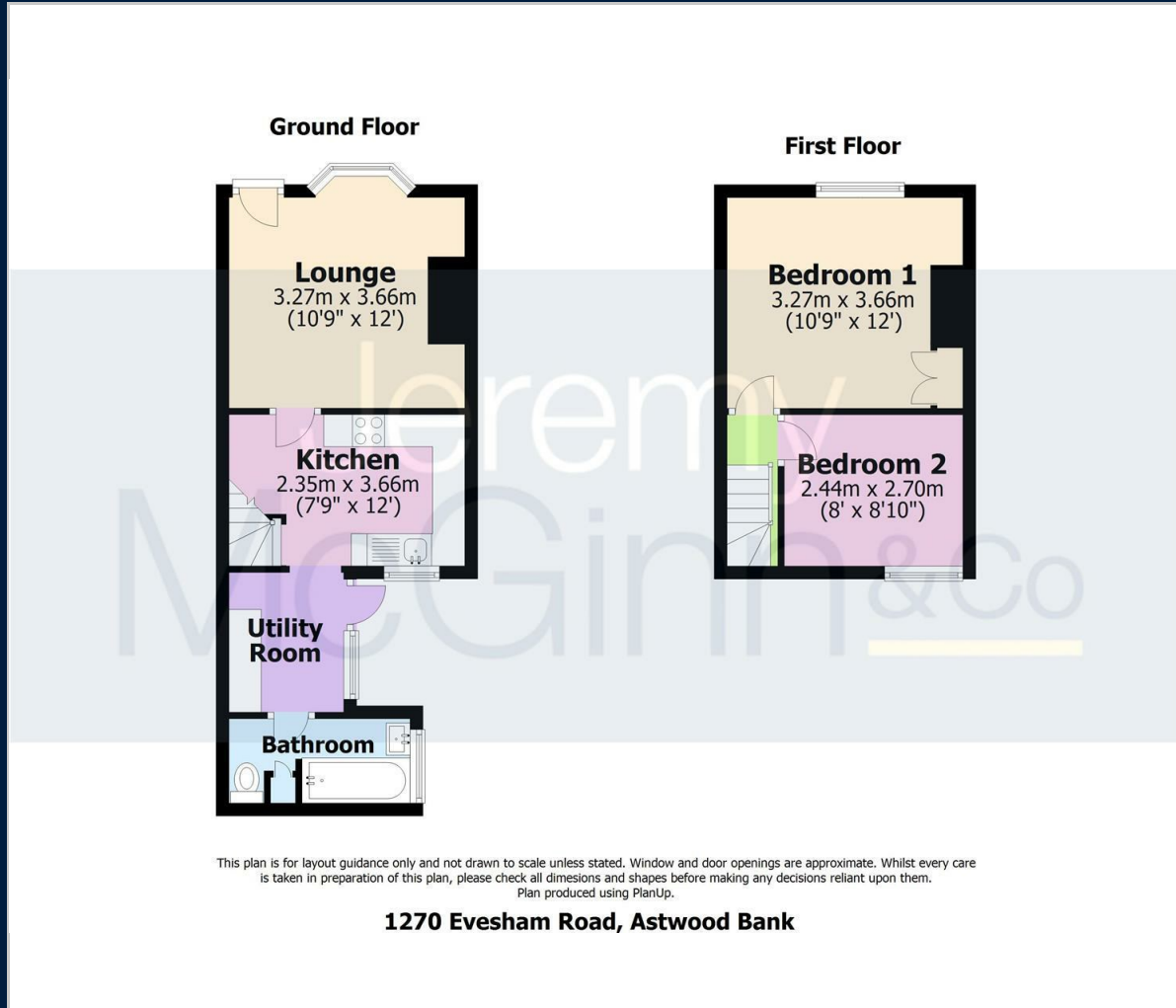
**Council: Redditch**

**Tenure: Freehold**

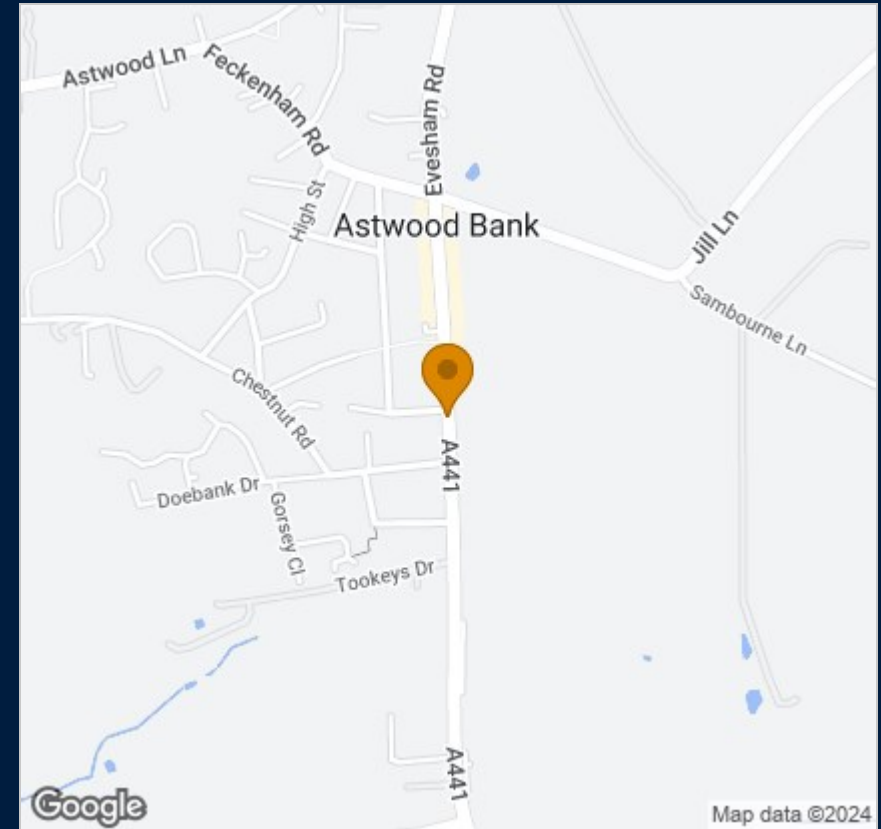


Astwood Bank is still considered a village and a very desirable place to live with a thriving community atmosphere and a great range of local shops, including, a convenience store, chemist, baker, butcher, hair dressers, to name but a few, a Doctors surgery, two local pubs, a Garden centre, a Primary school and a Secondary school all within a short walk of all parts of the village. More major amenities can be found a short drive away in Redditch and Alcester including all major superstores. Social events include the Astwood Bank Carnival and a Christmas street market. The area provides quick and easy access to Alcester, Stratford-upon-Avon, Redditch, Evesham and further afield, the Cities of Birmingham and Worcester. There is also good road links to the Midlands Motorway network (M5, M40 and M42). Surrounded by attractive countryside, Astwood Bank has easy access to many interesting towns /places to visit making this a sought after area to live with great facilities on the doorstep and a short drive to all that Worcestershire and Warwickshire has to offer.

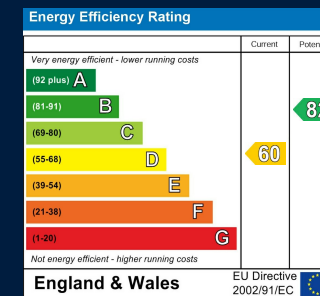
# Floor Plan



# Map



# Energy Performance



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