



Dark Lane , Astwood Bank
Redditch, B96 6AS

Offers In The Region Of £535,000

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Situated in a mature and leafy lane in the highly desirable village of Astwood Bank, an individually designed, Detached, Three/Four Bedroomed Dormer-style, family home enclosed within its own private and mature Gardens. The property has very versatile living space with many good size rooms that could be adapted for MULTI-GENERATION LIVING.

The property is approached from Dark Lane, through gates onto a good size gravelled Driveway with parking for 3/4 vehicles.

Access through a Porch into a good size Reception Hall at the end of which is the large bright Living room with aspects over two sides of the gardens and a feature fireplace. There is a further large Family Sitting room/Dining room with access through to the modern fitted Kitchen with appliances, a large Utility room with room for several other appliances, a contemporary ground floor Bathroom, a modern Shower room and Two Bedrooms, one with access into a small Orangery with lantern ceiling.

A staircase rises from the hall up to a landing with doors to Two large Bedrooms, both with aspects to two sides and one with built-in wardrobes and a separate WC.

The GARDENS surround the property and are evident as soon as you pass through the gates onto the gravelled driveway which is edged to both sides with many mature shrubs and trees. Access either side of the frontage continues completely around the property passing through different seating areas, some with a more formal setting and some, more



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natural surrounded by many different garden plants, all designed to take in varying aspects of the day. From the conservatory, a paved seating area with steps down to the lawn continues around to a more planted area with large trellis covered in climbers and a pond, set off with two Acer trees and filled with water lilies. There is also a shed and two Greenhouses. The garden has a large degree of privacy being well surrounded with mature trees and shrubs providing a quiet haven for those who enjoy spending time outside.





Tax Band: E

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 including all major superstores.

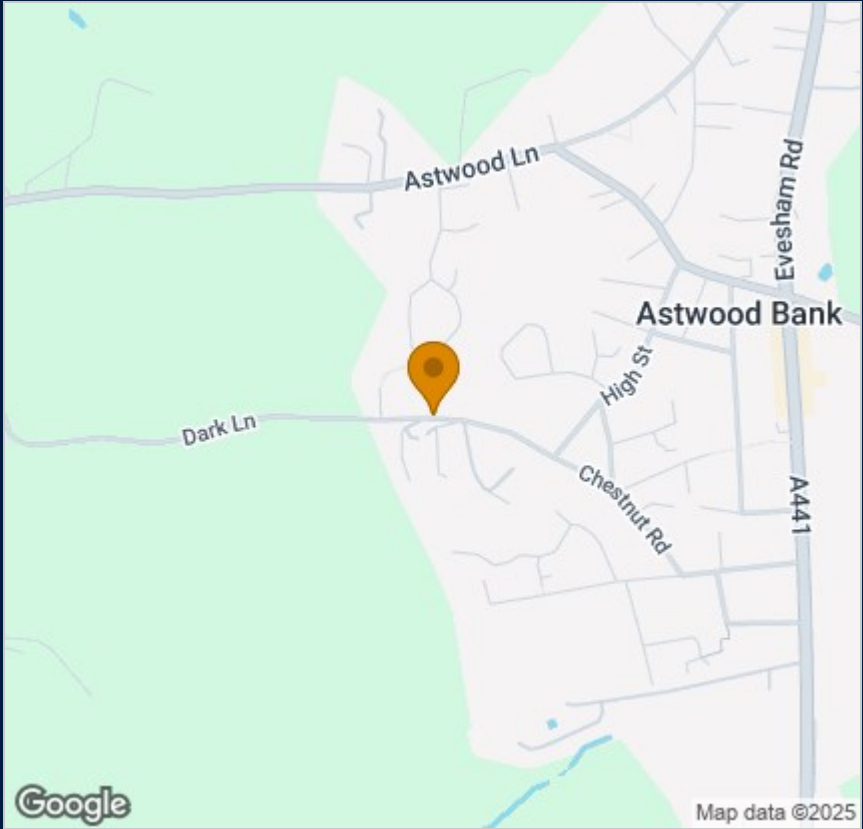
The area provides quick and easy access to Alcester, Stratford-upon-Avon, Redditch, Evesham and further afield, the Cities of Birmingham and Worcester. There is also good road links to the Midlands Motorway network (M5, M40 and M42).

Surrounded by attractive countryside, Astwood Bank has easy access to many interesting 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.

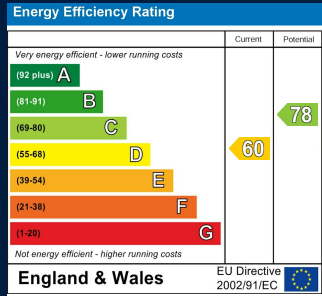
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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