



# Badger Brook Lane , Astwood Bank

Redditch, B96 6EJ

Jeremy  
McGinn & Co

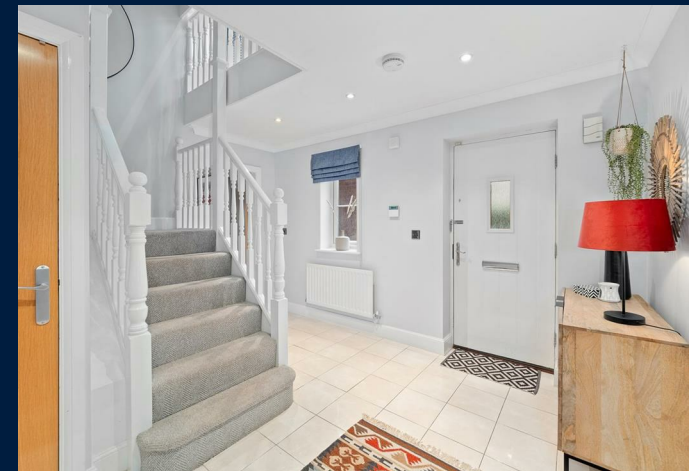
# Offers In The Region Of £825,000

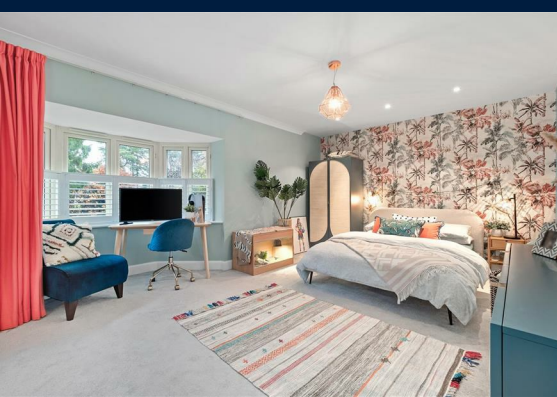
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A stunning executive, detached family home, immaculately presented, in excellent condition, situated along a small private cul-de-sac in a leafy location in the village of Astwood Bank. The accommodation, which offers 238 square metres of spacious living, is laid out over three floors, with three reception rooms, three en-suites, detached double garage and a beautiful landscaped garden, part walled/part fenced with several seating areas and a sunken lawn, perfect for Summer entertaining.

The ground floor comprises a large reception hall, a sitting room with windows to two aspects and a feature fireplace with contemporary wall-mounted fire, a second reception room or formal dining room with French doors to terrace, an office/study, downstairs cloakroom and a fabulous family breakfast kitchen with central island, breakfast bar, granite work-surfaces, integrated appliances and French doors to the garden.

A staircase from the reception hall rises to the first floor with access to four of the five double bedrooms, two of which have modern fitted shower/bath rooms and a main family bathroom. The staircase continues to the second floor and the stunning principal bedroom suite with modern fitted shower room and a feature fireplace with electric log burner. Approached over a private block-paved driveway, the property provides parking for three vehicles alongside the detached double garage.





**Tax Band: G**

**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.

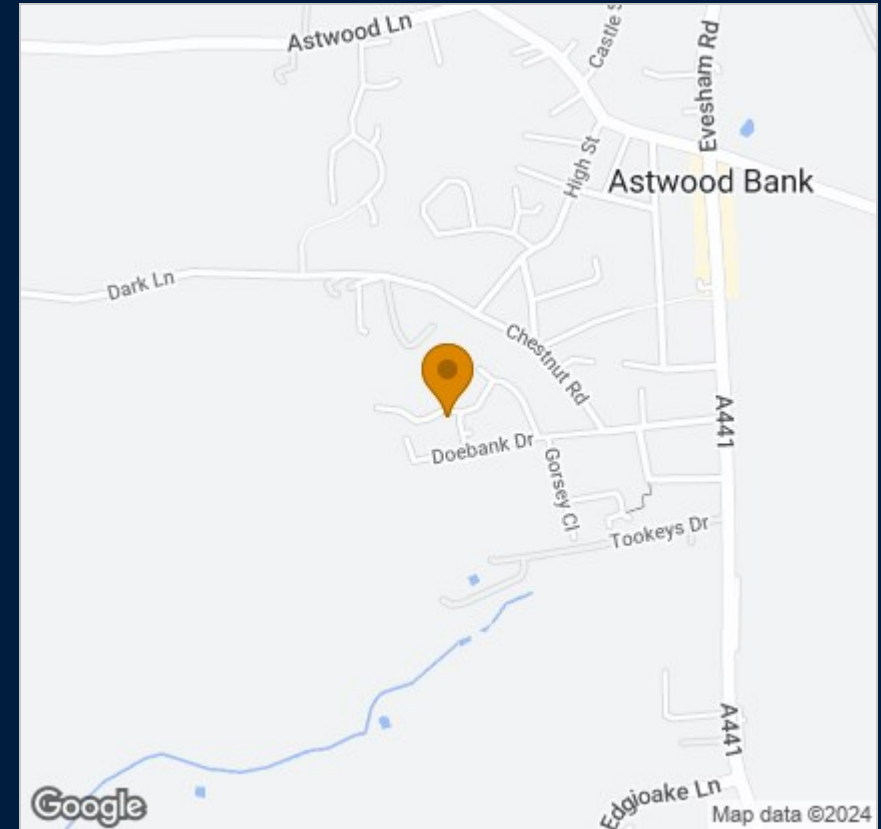
Social events include the Astwood Bank Carnival and a Christmas street market. The area provides quick and easy access to Alcester, Stratford-upon-Avon, Redditch, Evesham and further afield, the Cities of Birmingham and Worcester. There is also good road links to the Midlands Motorway network (M5, M40 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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