



Description

Nestled in a peaceful end-of-cul-de-sac location within the charming village of Astwood Bank, this immaculate 4-bedroom property offers the perfect blend of spacious living and a sought-after village setting.

Astwood Bank boasts a delightful village atmosphere and a strong sense of community. Residents enjoy well-regarded primary and secondary schools, an array of shops and eateries, a pub, and sporting opportunities. Astwood Bank Park provides a lovely green space, while the nearby countryside offers ample opportunities for outdoor activities. Despite its tranquil setting, the village benefits from excellent transport links to Birmingham, Worcester, and Redditch town centre.

The Property

An enclosed porch leads to a welcoming hallway. The front lounge features a charming fireplace, ideal for cosy evenings. Adjacent is a formal dining room or study filled with natural light from a stylish roof lantern.

Undoubtedly the heart of this property, the fabulous open-plan kitchen/family/dining room provides a superb space for entertaining and everyday life. Modern fitted units and integrated appliances create a sleek and stylish cooking area, perfect for whipping up culinary delights. A breakfast bar offers a casual dining option, while French doors seamlessly connect this space to the delightful rear garden, allowing for effortless indoor-outdoor living. The family area provides a generous space for relaxing and unwinding



- Immaculately Presented
- 4 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Dining/Family Room
- Separate Lounge
- Formal Dining Room/Study
- Porch
- Garden Rooms
- Generous Driveway
- End of Cul-de-Sac Village Location

together. A separate utility room offers additional practicality and a downstairs cloakroom is located off the hallway for added convenience.

The first floor features a well-proportioned double bedroom with fitted wardrobes at the front. To the rear, another comfortable double bedroom benefits from a convenient en-suite WC. A versatile room at the front can be utilised as a study or a single bedroom, while a modern shower room completes the first-floor layout.

A true haven awaits you on the top floor. The expansive principal bedroom provides a luxurious retreat, boasting a walk-in wardrobe and a stunning en-suite bathroom. Unwind in the roll-top bath or indulge in a refreshing shower, with the added convenience of a WC and basin completing this opulent space.

The beautifully landscaped rear garden is a real highlight of this property. A large patio area provides the perfect spot for al fresco dining and entertaining, while a manicured lawn creates a tranquil space for children to play. A pergola adds a touch of charm, and the superb array of outbuildings offers endless possibilities - imagine a home gym, a dedicated garden room, a creative craft space, or a teenager's dream hangout! For additional storage, a covered bar area, a garden shed, and a full-length side store cater to all your needs. The front driveway provides parking for three cars, ensuring convenience for you and your guests.

This exceptional property offers a rare opportunity to acquire a beautifully presented family home in a highly desirable village location. If you are searching for a spacious and modern



home with a stunning garden and a wealth of amenities on your doorstep, then look no further. Contact Kennedys Estate Agents today to arrange a viewing.

Additional Information

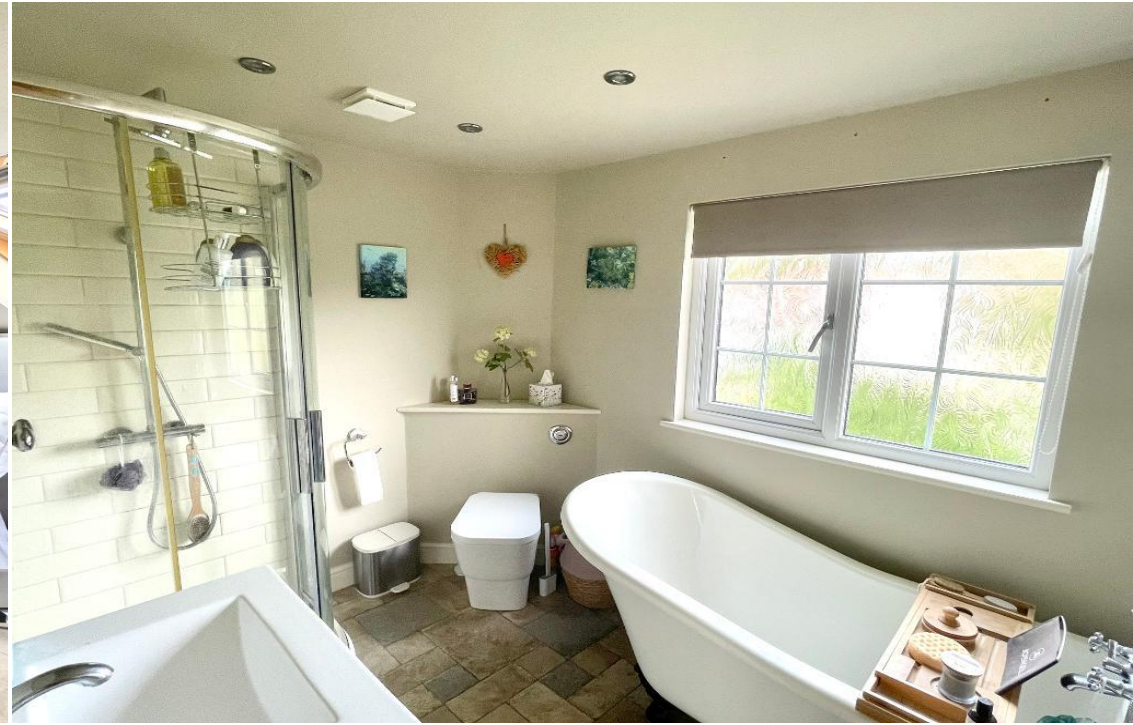
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.

The agent is obliged to disclose that they are related to the seller of this property.

Council Tax Band D with Redditch Borough Council

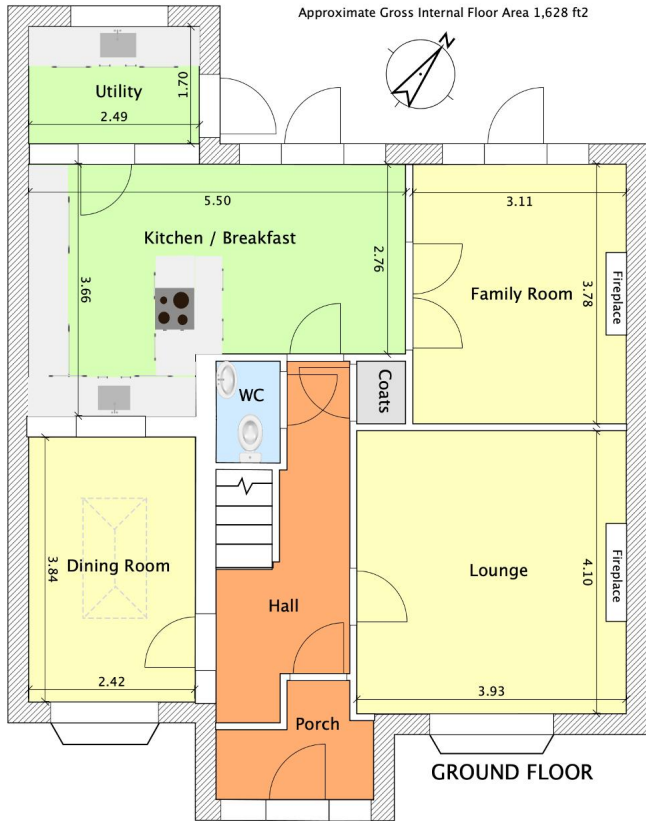
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



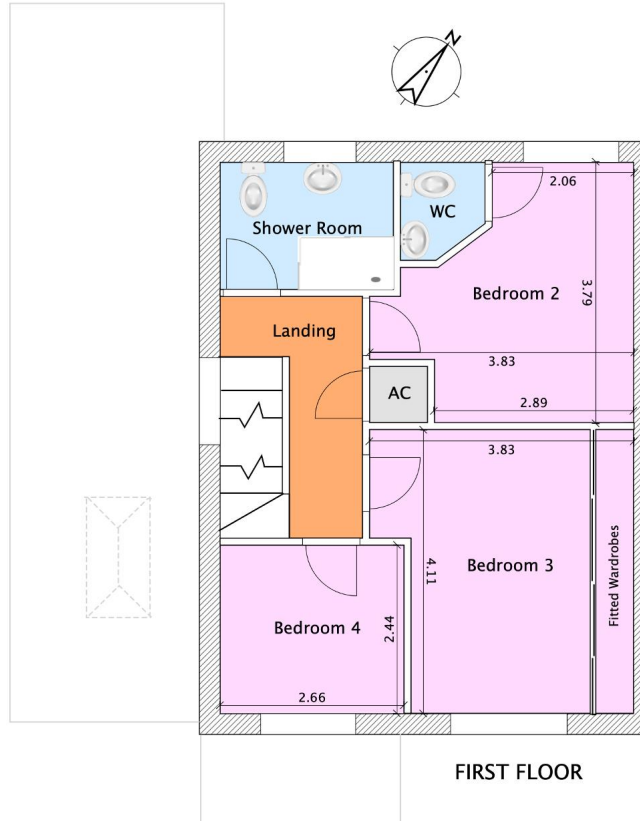




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Indicative floor plans for illustration purposes only



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CONTACT US

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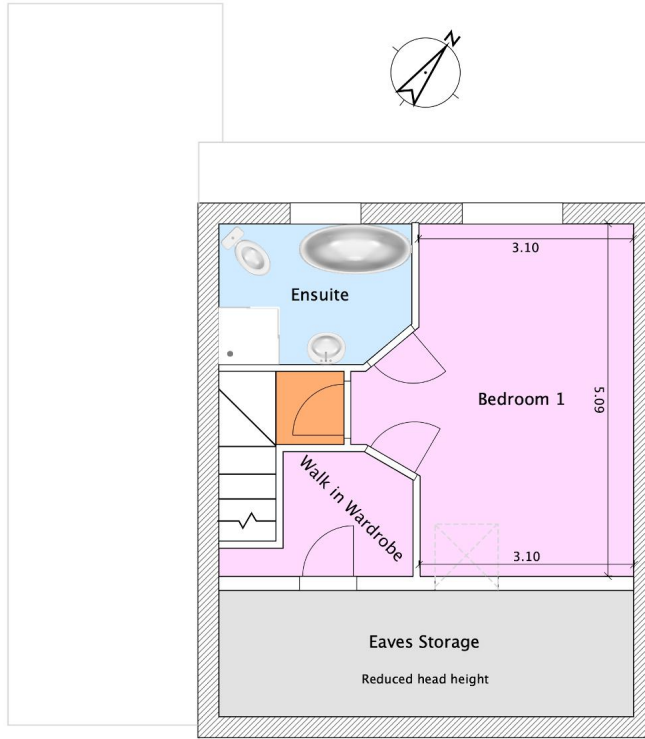
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SECOND FLOOR

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