



Astwood Lane, Feckenham, B96 6HG

Offers over £375,000



**** THREE BEDROOM SEMI-DETACHED FAMILY HOME ** GENEROUS DELIGHTFUL GARDENS ** DOUBLE GARAGE ** VILLAGE LOCATION ****

Located in the desirable village of Feckenham, this meticulously maintained three-double bedroom semi-detached cottage features a modern kitchen/diner, a generous lounge, a spacious conservatory, a downstairs W.C., a family bathroom, a large rear garden, and a double garage with driveway parking.



Situated on a corner plot, the property boasts a front garden enclosed by a brick wall, with a gate and path leading to the front door and gated side access to the rear garden. The detached garage offers driveway parking for two vehicles.

Entering through the front door there is a convenient porch that leads into the welcoming hallway. The hallway, adorned with stone tile flooring, provides access to the kitchen and living room, with stairs rising to the first floor.

The modern traditional kitchen/diner boasts ample wall and base units, an integrated dishwasher, an oven with a gas hob and extractor hood, and space for additional appliances. A window provides a pleasant view of the front of the property. Additionally, the kitchen includes access to an under-stair pantry and a convenient ground floor W.C.

Leading off the hallway is a spacious lounge, highlighted by a feature fireplace with a cosy log burner. The room is carpeted and benefits from two sets of glazed double doors opening into the conservatory, along with a side aspect window that allows for additional natural light.

The fully glazed conservatory maximises natural light throughout, creating a versatile space. Currently used as an additional dining area, it offers a perfect vantage point to enjoy the views of the rear gardens.

Upstairs on the first floor, you'll find three generously sized double bedrooms. The master bedroom stands out with its ample space and comes with newly fitted modern built in wardrobes for convenient storage solutions. The remaining bedrooms also offer comfortable dimensions suitable for various uses. Servicing these bedrooms is a well-appointed family bathroom, featuring a bath with a shower overhead for versatility in bathing options. It includes a washbasin and WC, ensuring convenience and functionality for daily use.

Outside the spacious, charming garden is fully enclosed by fencing and primarily laid to lawn, complemented by established plants and trees along the borders. It includes a substantial paved patio area for outdoor seating and entertaining. A central path winds through the lawn, guiding

you to the side access door of the property's detached double garage, nestled serenely at the garden's end.

Porch

Hall

Kitchen 6'6" x 10'11" (2.00m x 3.33m)

W.C

Living Room 12'5" x 15'7" (3.81m x 4.75m)

Conservatory 8'10" x 13'8" (2.71m x 4.19m)

Landing

Bedroom 1 9'6" x 10'11" (2.91m x 3.33m)

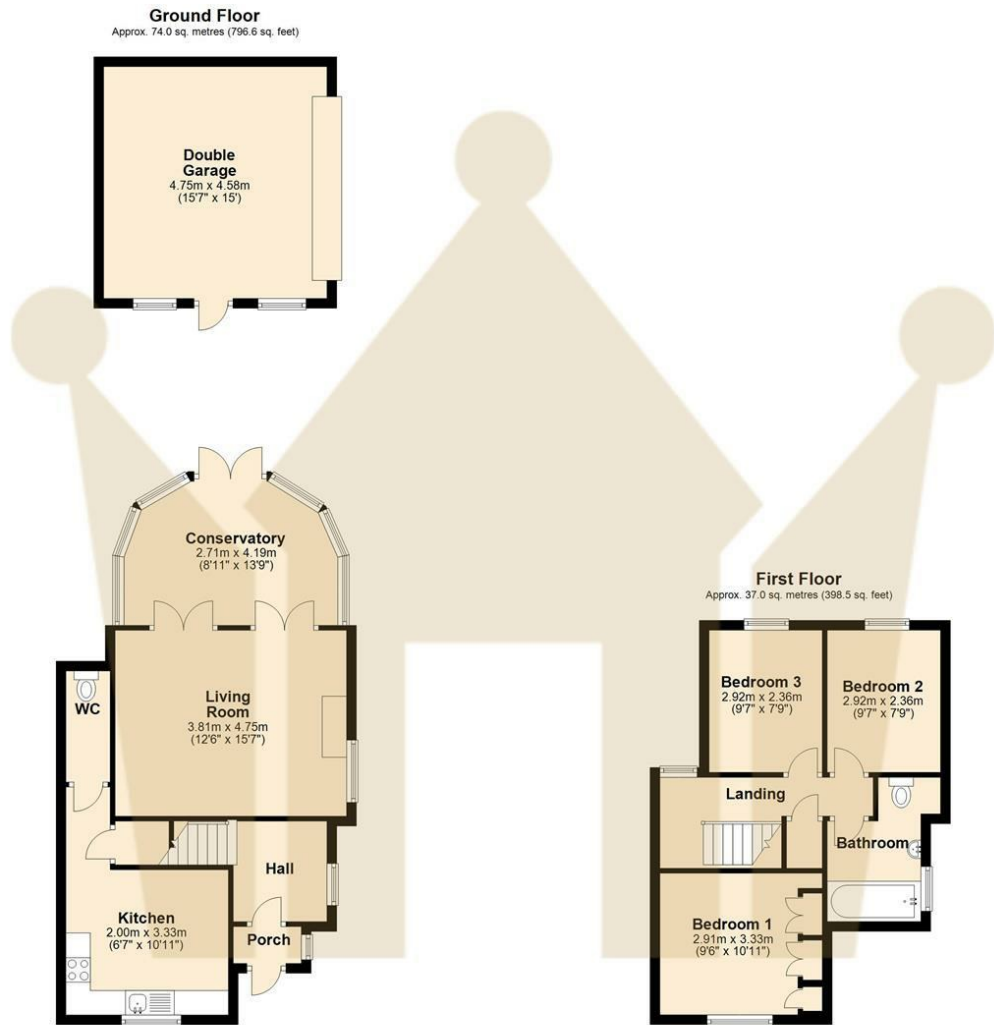
Bedroom 2 9'6" x 7'8" (2.92m x 2.36m)

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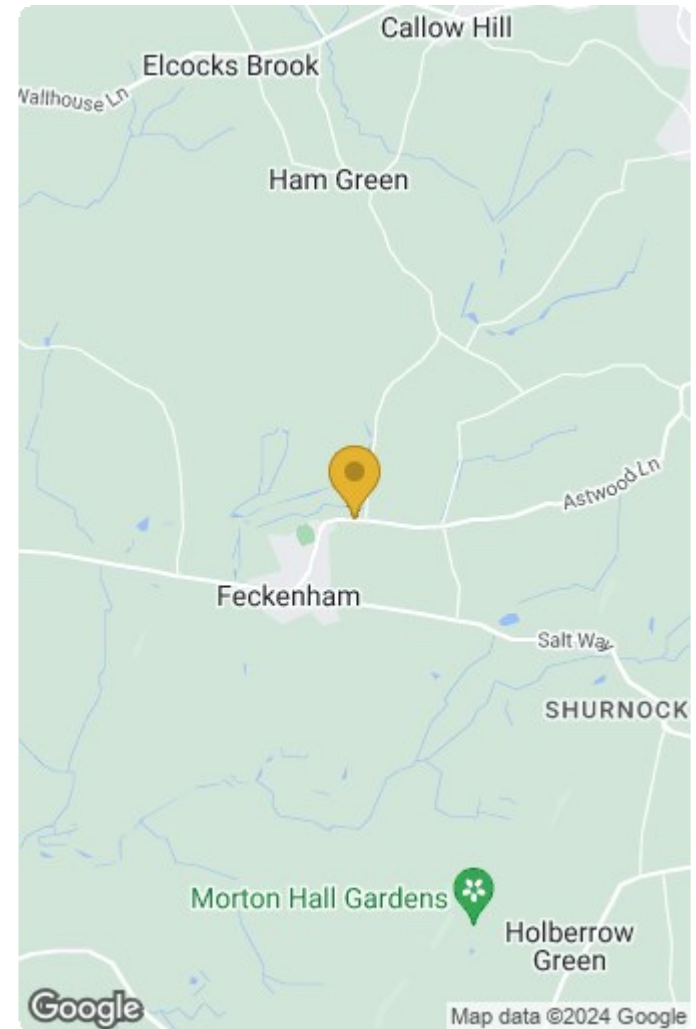
Double Garage 15'7" x 15'0" (4.75m x 4.58m)







Total area: approx. 111.0 sq. metres (1195.1 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 64 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |