

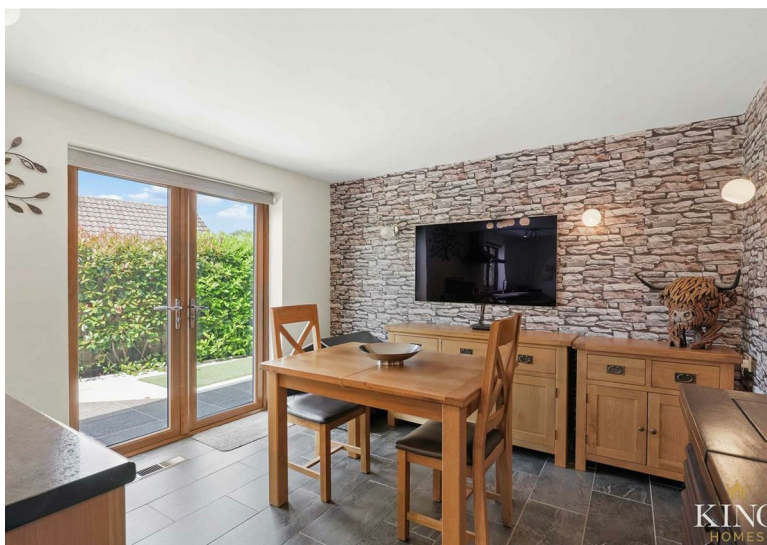


The Ridgeway, Astwood Bank, B96 6NJ

Guide price £685,000



**** 2458 sq.ft ** Five Bedrooms ** No Onward Chain ** Substantial Garden ** Driveway Parking, Carport and Garage ** Downstairs Bedroom/Annexe **** This spacious and well-presented five-bedroom detached home is set behind electric gates in a sought-after position on The Ridgeway, Astwood Bank. The property features a generous open-plan lounge/diner, stylish kitchen/breakfast room with integrated appliances and French doors, utility, boot room, sitting room, ground floor shower room, and a versatile fifth bedroom or office. Upstairs offers four double bedrooms and a modern family bathroom. Outside, there's a substantial rear garden with summerhouse and vegetable plot, detached garage, carport, and ample driveway parking. Planning permission is granted for further extensions and solar panels.



Set behind electric gates in a prime position on The Ridgeway, this impressive detached residence offers a fantastic blend of spacious family living and practical versatility. Beautifully extended and thoughtfully arranged, the property sits on a generous plot and enjoys a substantial garden, a useful summerhouse, and excellent parking provision — including a carport, garage, and a large gated driveway.

A smart tarmac driveway provides ample parking, complemented by a carport, detached garage with electric roller door, and gated access to a substantial rear garden.

The ground floor accommodation begins with a welcoming entrance porch that opens into a bright central hallway, setting the tone for the space and versatility on offer throughout.

The heart of the home is the impressive lounge/diner spanning over 9 metres, features an inset multi-fuel burner, dual aspect bathed in natural light with sliding doors opening directly to the garden – ideal for entertaining or relaxing with family. Adjoining this, the generous open-plan kitchen/breakfast room is both stylish and practical, complete with integrated appliances, ample counter top space, a walk-in larder and French doors leading to a patio – perfect for summer dining. The kitchen is complemented by a handy separate utility room, which provides extra cabinetry and space for additional appliances. The utility leads into a boot room and guest WC.

A separate sitting room provides a cosy retreat and leads to an additional versatile space that could be used as a fifth bedroom or a separate home office. This, in turn, connects to a modern downstairs shower room, fitted with a shower, WC, and wash basin—creating an excellent annexe-style setup, ideal for multi-generational living or a flexible home working environment.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms, two of which benefit from fitted wardrobes. Bedrooms One, Two, and Three are located to the rear of the property, while the spacious family bathroom includes both a bath and a separate shower.

Outside, the rear garden is a real highlight – expansive and private, with a well-tended lawn, mature planting, a dedicated vegetable area with greenhouse, and a lovely summerhouse – offering further potential as a home studio/office.

Additional benefits include CCTV, wired smoke alarms and alarm system, and approved planning permission for further extension and solar panel installation.

Conveniently located on The Ridgeway, the home enjoys easy access to the amenities of Astwood Bank, including shops, pubs, a pharmacy, post office and more. It also offers excellent connectivity to Alcester, Stratford-upon-Avon, Redditch and the motorway network (M5 & M42).

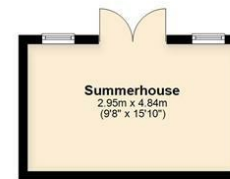
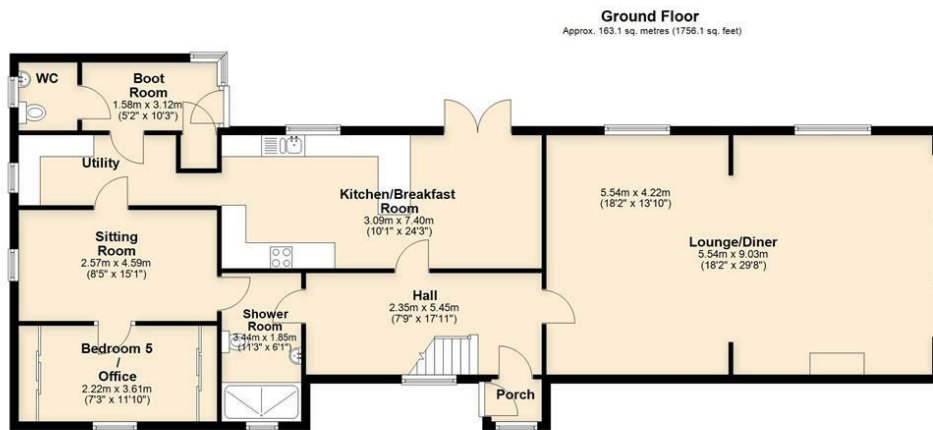
A beautifully presented and highly versatile home, ideal for families seeking both space and a village lifestyle – early viewing recommended.

Porch	
Hall	7'8" x 17'10" (2.35m x 5.45m)
Lounge/Diner	18'2" x 29'7" (5.54m x 9.03m)
Kitchen/Breakfast Room	10'1" x 24'3" (3.09m x 7.40m)
Utility	
Boot Room	5'2" x 10'2" (1.58m x 3.12m)
W.C	
Sitting Room	8'5" x 15'0" (2.57m x 4.59m)
Bedroom 5 / Office	7'3" x 11'10" (2.22m x 3.61m)
Shower Room	11'3" x 6'0" (3.44m x 1.85m)
Landing	
Bedroom 1	10'1" x 14'0" (3.09m x 4.28m)
Bedroom 2	11'1" x 12'4" (3.39m x 3.76m)
Bedroom 3	11'1" x 9'4" (3.39m x 2.85m)
Bedroom 4	7'8" x 14'2" (2.35m x 4.32m)
Bathroom	8'9" x 6'0" (2.69m x 1.85m)

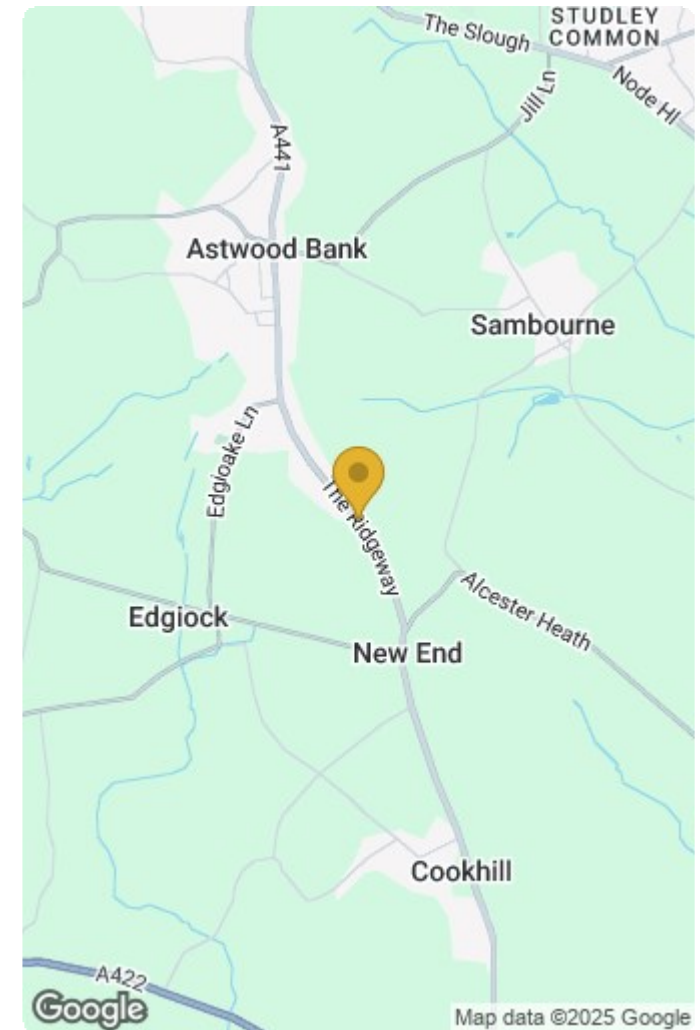
Garage	9'2" x 18'7" (2.81m x 5.68m)
Summerhouse	9'8" x 15'10" (2.95m x 4.84m)







Total area: approx. 228.4 sq. metres (2458.0 sq. feet)



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