



The Wren's Nest

New End, B96 6NE

Andrew Grant

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Salt Way, New End, B96 6NE

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A thoughtfully rebuilt family home offering four double bedrooms, generous living space and gated parking, positioned within the popular setting of New End.

- Rebuilt and redesigned home with four double bedrooms, en suite and balanced living accommodation.
- Kitchen diner with adjoining utility, separate study, sitting room with log burner and integral garage.
- Enclosed rear garden with terrace and manageable lawn.
- Gated frontage with substantial off street parking and access to the garage.
- Village location with amenities, schooling and transport links close by.

This carefully rebuilt home offers well planned accommodation arranged over two floors, combining generous living space with practical family design. The ground floor includes a sitting room with log burner, open hall, study, kitchen diner, large utility and integral garage currently used as a gym. Upstairs are four double bedrooms with built in wardrobes, including a principal bedroom with en suite, alongside a family bathroom. Outside, the rear garden is enclosed and manageable, while the gated frontage provides extensive off street parking. Located within New End, the property is well placed for local amenities, schools and transport connections.

2008 sq ft (186.5 sq m)





The kitchen and dining room

Arranged as a single open plan space, the kitchen and dining room forms the social heart of the house. The kitchen is well laid out with generous worktop space, a central island providing additional preparation area and informal seating, and the convenience of an instant hot water tap. The dining area sits alongside, with the proportions allowing for a full size dining table. The room connects naturally with the ground floor and is supported by well considered storage throughout.





The living room

The living room is a well proportioned and inviting space, arranged around a central log burner that provides a strong focal point and adds character as well as warmth. Glazed doors open directly onto the garden, strengthening the connection between inside and out and making this an ideal room for entertaining or family life. The proportions are generous and balanced, offering flexibility in how the space is used while maintaining a sense of comfort and privacy.





The study

Positioned off the main hall, the study provides a quiet and practical space well suited to home working or study. The proportions allow for a full size desk and additional furniture without feeling confined, making it a comfortable room for daily use. Set away from the main living areas, this flexibility also makes it suitable for alternative uses should requirements change, adding to the overall versatility of the layout.



The utility and cloakroom

Positioned off the kitchen, the utility room provides a practical and well organised space that supports the main living areas of the house. There is ample room for laundry appliances alongside additional storage, keeping everyday tasks neatly contained and out of sight from the kitchen and dining space. The ground floor cloakroom is conveniently located and well proportioned, making it ideal for guests and day to day use.





The gym/garage

The garage is a generous and versatile space, currently used as a home gym while still retaining the practicality expected of a garage. Its size allows for a wide range of uses, from secure parking to storage or hobby space, depending on individual needs. Direct access from the house enhances convenience, and the proportions make it easy to adapt without compromise. This flexibility adds further appeal for buyers seeking space that can evolve alongside changing requirements.



The entrance hall

The entrance hall creates a strong first impression, providing a welcoming and well organised introduction to the house. From here, there is a clear sense of flow with direct access to the principal ground floor rooms and the staircase rising to the first floor.



The primary bedroom

The primary bedroom is a generous double room positioned on the first floor, offering a calm and private retreat within the house. The proportions comfortably accommodate bedroom furniture alongside built in wardrobes.





The primary en suite

The en suite is positioned directly off the bedroom, providing everyday convenience without encroaching on the main sleeping area. Well arranged and practical, it features a shower, WC and wash basin, enhancing the overall functionality of the principal accommodation.



The second bedroom

The second bedroom is a well proportioned double room, offering flexible accommodation suited to family members or guests. The shape of the room allows for a comfortable sleeping area alongside additional furniture, including built-in wardrobes, making it practical for everyday use.



The third and fourth bedrooms

The third bedroom is a comfortable double room, well suited to family use or guests and arranged to allow for bedroom furniture without compromising space. The fourth bedroom is another well balanced room, ideal as a child's bedroom, guest room or home office.





The bathroom

The family bathroom serves the first floor bedrooms and is arranged to make efficient use of the available space. It is fitted with a bath with shower over, alongside a wash basin and WC, creating a practical layout suited to everyday family use.



The landing

The first floor landing provides a central and well organised space linking all bedrooms and the family bathroom. Its proportions allow for easy movement between rooms while maintaining a sense of openness away from the staircase.



The garden

The rear garden offers a pleasant and manageable outdoor space, laid mainly to lawn with a paved terrace positioned directly off the house. This arrangement creates a clear area for outdoor seating while leaving the remainder of the garden open and easy to maintain. Its modest size is balanced by the generous driveway to the front, making this an appealing arrangement for those who value parking and practicality alongside outdoor space.



The driveway and parking

Set behind gated access, the property benefits from a substantial gravel driveway providing generous off street parking. The space comfortably accommodates multiple vehicles and is arranged to allow easy manoeuvring. The driveway sits to the front of the house and leads directly to the garage, reinforcing the strong sense of arrival. This emphasis on parking and access is a real asset, offering a layout that suits modern living priorities.

Location

New End sits within the established village of Astwood Bank, a popular area known for its community feel and convenient access to both countryside and nearby towns. The village centre offers a selection of everyday amenities including local shops, pubs, takeaways and services, allowing for daily needs to be met close to home.

The area is particularly well regarded for its range of schooling, with primary and secondary options within easy reach, making it a strong choice for families. For wider requirements, Redditch town centre is a short drive away and provides extensive shopping, leisure and employment opportunities.

Transport links are well placed, with road connections giving straightforward access to the A448 and surrounding routes, while rail services from Redditch offer regular connections towards Birmingham and the wider Midlands. This combination of village living, accessibility and nearby open countryside makes Salt Way a highly practical and appealing location.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band E



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Approximate Gross Internal Area
Ground Floor = 100.6 sq m / 1083 sq ft
(Including Garage)
First Floor = 85.9 sq m / 925 sq ft
Total = 186.5 sq m / 2008 sq ft

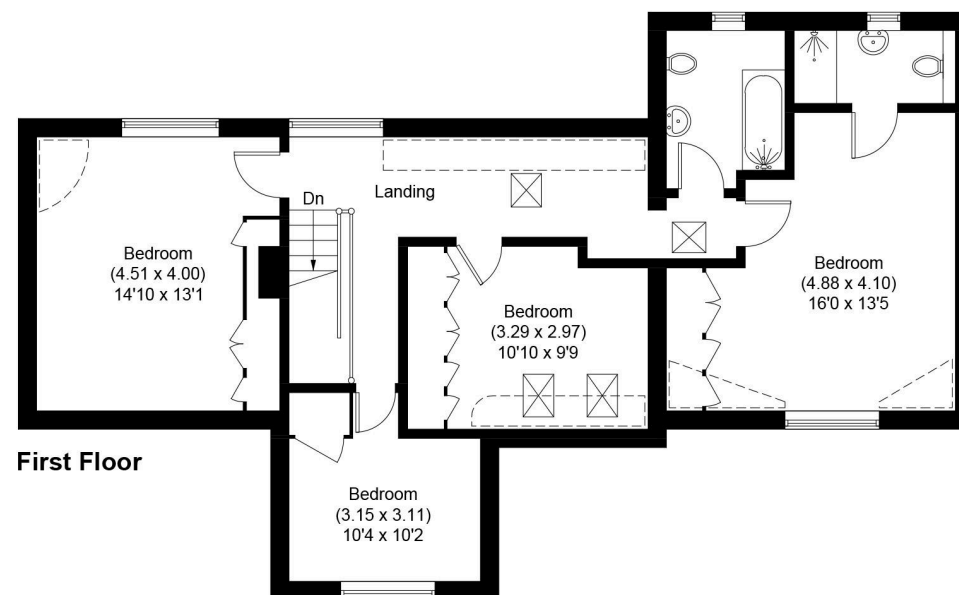
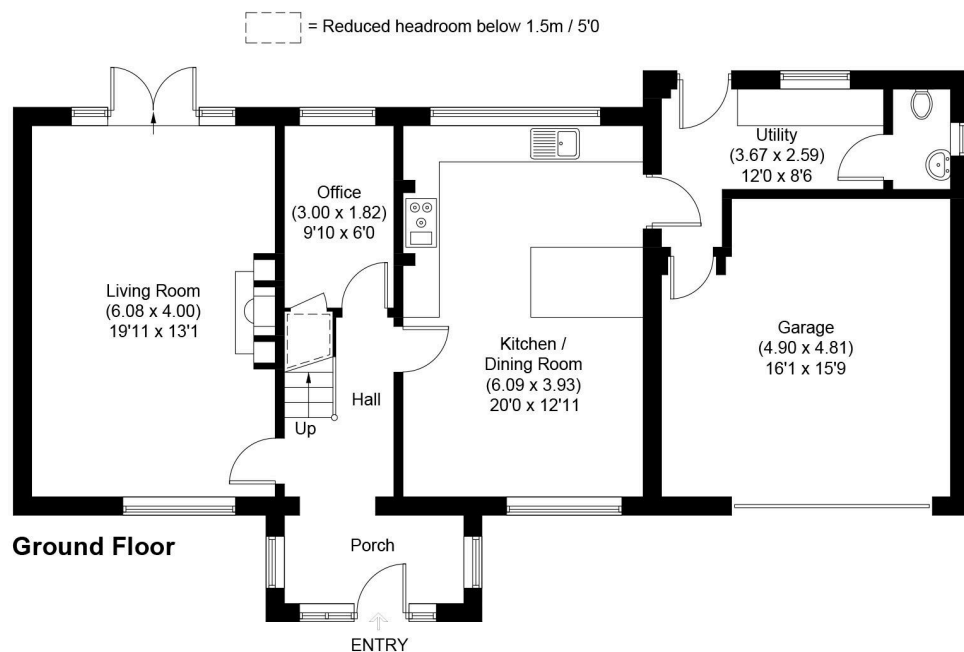


Illustration for identification purposes only, measurements are approximate, not to scale.



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