

**4A CHESTNUT ROAD, REDDITCH, B96 6AF**  
**OFFERS OVER £450,000**



## 4A CHESTNUT ROAD, REDDITCH, B96 6AF

A NEATLY PRESENTED FOUR BEDROOM DETACHED HOME, SET IN THE MUCH REQUESTED VILLAGE OF ASTWOOD BANK!

Offered for sale with no onward chain, this impressive four bedroom detached home is located in the ever-popular Village of Astwood Bank, located on the cusp of rural countryside, but also convenient for local shops, pubs and amenities. The property offers; living room, dining room, kitchen, guest WC, four bedrooms, en-suite to the main bedroom, & a main family bathroom. There is an ample driveway and garage and pleasant gardens to the rear. Viewing is advised.

### Approach

Via a block paved driveway leading up to the garage and main front entrance via main entrance door into;

### Entrance Hall

With stairs off to the first floor, doors lead off to;

### Living Room

16'7" max x 11'3" max (5.06m max x 3.45m max )

With double doors leading into;

### Dining Room

11'4" max x 9'0" max (3.46m max x 2.76m max )

With double doors leading out to the rear garden.

### Guest WC

With low level WC and wash basin.

### Kitchen

12'4" max x 7'9" max (3.78m max x 2.38m max )

With integrated oven, hob and extractor, integrated fridge, door leads out to the rear garden.

### Landing

Door to airing cupboard and doors leading off to;

### Bedroom One

14'7" max incl' ward's x 10'9"

(4.46m max incl' ward's x 3.28m )

With a range of fitted wardrobes along one wall and matching drawer unit. Door into;

### En-suite

5'1" max x 5'1" max (1.57m max x 1.56m max)

With enclosed shower cubicle, low level WC and wash basin.

### Bedroom Two

11'1" max x 9'9" max (3.38m max x 2.99m max )

With sloping ceilings in parts.

### Bedroom Three

8'2" max x 8'1" max (2.50m max x 2.47m max)

With sloping ceiling in parts.

### Bedroom Four

8'0" max x 7'4" max (2.46m max x 2.25m max)

With sloping ceiling in parts.

### Bathroom

8'0" max x 5'6" max (2.46m max x 1.69m max )

With sloping ceiling in parts, skylight style window, fitted with bath with shower over, low level WC and wash basin.

### Garage

16'11" max x 9'0" max (5.17m max x 2.75m max )

With wall mounted boiler, up and over door and integral access via the entrance hall.

### Rear Garden

An initial paved patio area, pathway to side, mainly lawn with some shrubs, trees, bushes and rockery.



GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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