



Evesham Road, Astwood Bank

Asking Price: £475,000

- Detached three-bedroom bungalow
- Substantial garden with views over open countryside
- Breakfast kitchen and separate utility room
- Driveway with parking for several vehicles
- Sought after location
- NO CHAIN

Nigel Poole
& Partners

Evesham Road

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****THREE BEDROOM DETACHED BUNGALOW SET WITHIN JUST UNDER HALF AN ACRE****

Entrance Hall; living room; kitchen; separate utility room; three bedrooms and a family bathroom. The superb garden features mature fruit trees; planted borders; greenhouses; pond and views to open countryside. Garage and parking for several vehicles. Astwood Bank is a district within Redditch, on the Warwickshire - Worcestershire border with fantastic transport links to the motorway and only a couple of miles to the train station.

Front

Gated access with a block paved driveway. Low maintenance lawn with planted borders.

Entrance Porch

Obscure double glazed windows. Single glazed door to the driveway. Obscure double glazed windows and single glazed door to the entrance hall.

Entrance Hall/Dining Room 15' 5" x 10' 8" (4.70m x 3.25m) Max

Wooden flooring. Radiator. Doors to the living room, breakfast kitchen, three bedrooms and bathroom.

Living Room 16' 9" x 16' 11" (5.10m x 5.15m)

Double glazed windows to the rear aspect. Double glazed doors to the rear garden. Two radiators. Brick chimney breast with a living flame gas fire.



Breakfast Kitchen 17' 0" x 10' 7" (5.18m x 3.22m) max

Double glazed window to the rear aspect. A range of wall and base units surmounted by worksurfaces. One and a half stainless steel sink and drainer with mixer tap. Tiled splashback. Space for appliances. Breakfast bar. Tiled flooring. Door to the utility room. Door to the rear garden.



Utility Room 6' 5" x 7' 9" (1.95m x 2.36m)

Double glazed window to the side aspect. Stainless steel sink and drainer. Space and plumbing for appliances. Wall mounted gas fired boiler. Radiator.

Master Bedroom 21' 5" x 11' 11" (6.52m x 3.63m) Max

Double glazed to the front aspect. Fitted wardrobes. Radiator.

Bedroom Two 15' 4" x 11' 11" (4.67m x 3.63m)

Double glazed window to the front aspect. Radiator.

Bedroom Three 7' 10" x 6' 10" (2.39m x 2.08m)

Double glazed window. Radiator.

Bathroom 7' 10" x 6' 10" (2.39m x 2.08m)

Panelled bath. Pedestal wash hand basin. Low flush w.c. Shower cubicle with Triton electric shower. Tiled splashbacks and flooring. Central heated ladder rail. Extractor fan.



Garage 17' 9" x 7' 5" (5.41m x 2.26m)

Up and over door. Light and power.

Garden

Set in approx. 0.48ac. Laid to lawn with mature planting and trees including Plum, Damson, Doddin, Apple and Pear. Patio seating area. Green houses, pond and garden shed.

Tenure: Freehold

Council Tax Band: E

Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode B96 6AX

Additional Information

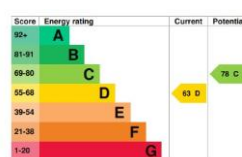
For any prospective buyers the septic tank it is in good working order and complies with the recent 2020 legislation. It was last emptied November 2024 and they recommended every 3-5 years depending on how many people live in property.

Cost of emptying tank is approx £160 and takes approx 30 minutes.

Access to tank is located next to green house on left hand side (facing garden).

What3Words: recent.goats.improving





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