



Chestnut Road, Redditch, B96 6AF

Guide price £270,000


KING
HOMES

**** Three-Bedroom Semi-Detached ** Driveway Parking ** Integral Garage ** Two Reception Rooms ** Generous Rear Garden ** Situated in the heart of Astwood Bank, this three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors. The property features separate reception rooms, a spacious kitchen/breakfast room with access to an integral garage, off-road driveway parking, and a generous, fully enclosed rear garden, providing an excellent opportunity for buyers seeking a well-located home with scope to personalise.**



Situated in the heart of Astwood Bank, this three-bedroom semi-detached home with a bay window and integral garage offers well-proportioned accommodation arranged over two floors..

Bedroom 2	11'0" x 10'4" (3.37m x 3.16m)
Bathroom	7'0" x 6'7" (2.14m x 2.01m)
Garage	15'1" x 6'5" (4.62m x 1.98m)

The property features a block-paved driveway providing parking, bordered by low-level brick walls, with gated side access leading to the rear garden.

Inside, a central entrance hall gives access to the principal ground floor rooms and the staircase to the first floor. To the front, the living room benefits from a bay window and provides a bright, spacious reception area. At the rear, the dining room offers a separate space for family meals, adjacent to a practical kitchen/breakfast room with ample worktop and storage space, as well as room for informal dining. The kitchen also provides internal access to the integral garage.

On the first floor, the landing leads to three bedrooms and the family bathroom. The principal bedroom benefits from a bay window and fitted wardrobes, while the second bedroom is also a double. The third bedroom is a single, suitable as a bedroom, study, or home office. The family bathroom is fitted with a bath, WC, and wash hand basin.

To the rear, the property enjoys a generous, fully enclosed garden, predominantly laid to lawn with established greenery and pathway access, providing a pleasant and private outdoor space.

Overall, this property combines well-balanced accommodation with separate reception rooms, a spacious kitchen/breakfast area, three bedrooms, and a generous rear garden, making it an ideal family home in a convenient Astwood Bank location.

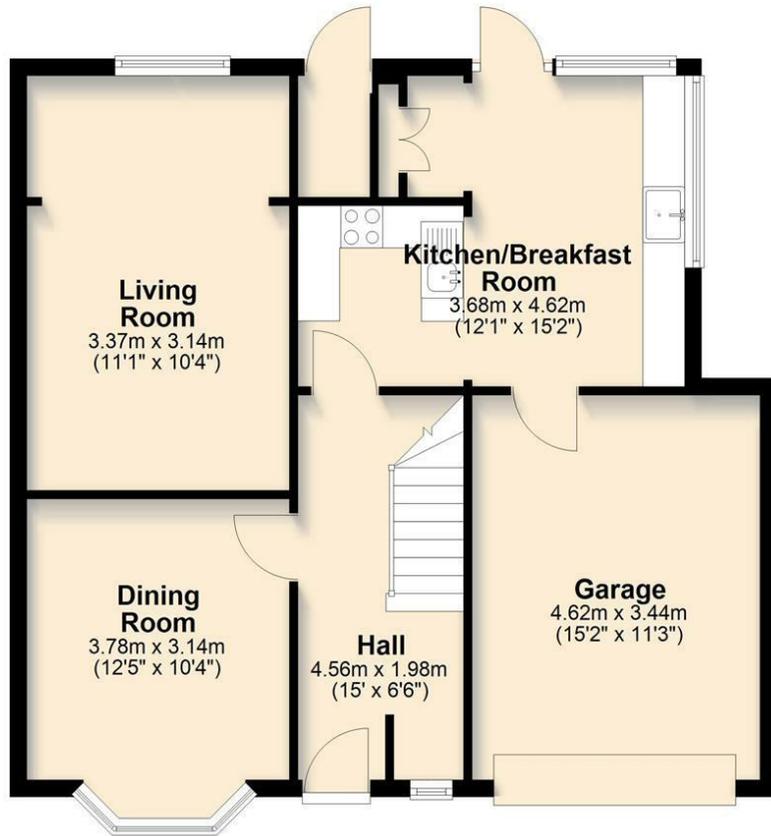
Hall	14'11" x 6'5" (4.56m x 1.98m)
Kitchen/Breakfast Room	12'0" x 15'1" (3.68m x 4.62m)
Living Room	11'0" x 10'3" (3.37m x 3.14m)
Dining Room	12'4" x 10'3" (3.78m x 3.14m)
Landing	
Bedroom 1	12'4" x 9'2" (3.76m x 2.81m)





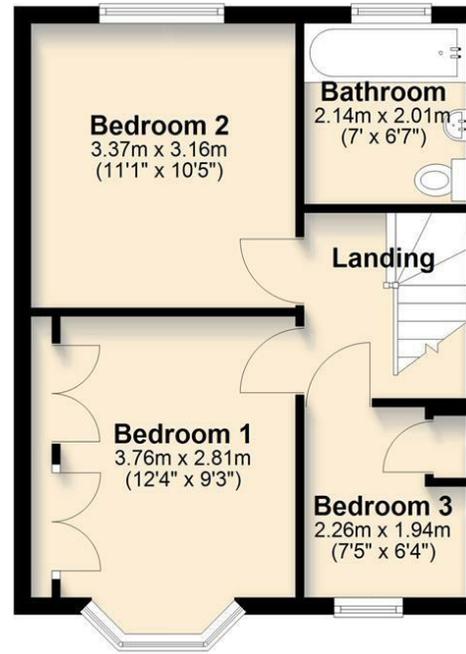
Ground Floor

Approx. 70.1 sq. metres (754.7 sq. feet)

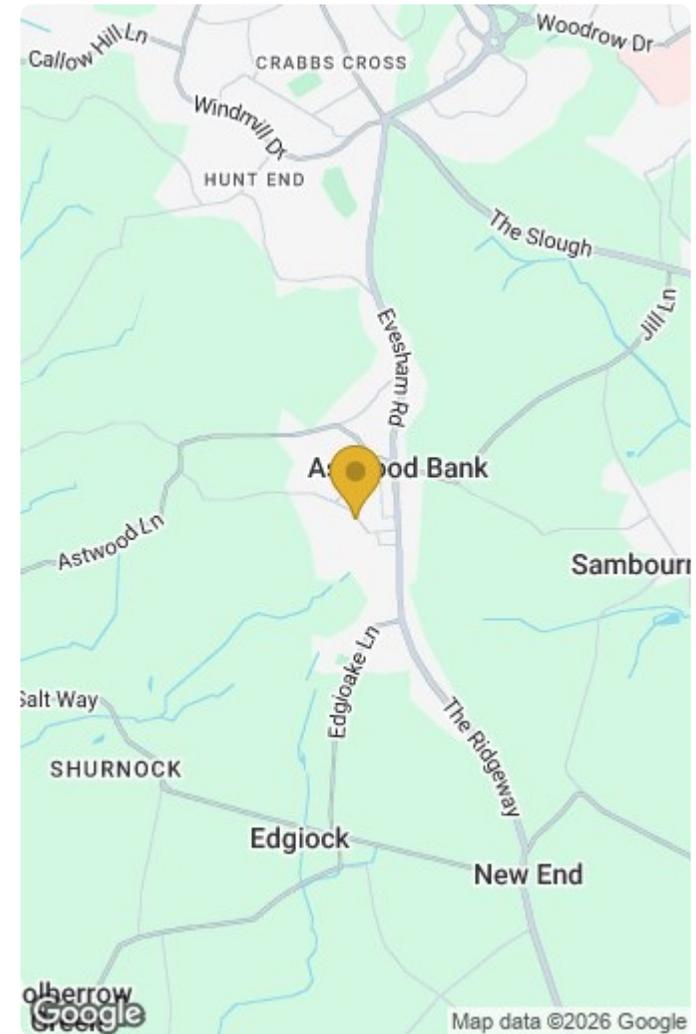


First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 105.9 sq. metres (1139.5 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		

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		