



1202 Evesham Road

Astwood Bank, B96 6AA

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

A Grade II Listed end of terrace home blending period charm and contemporary comfort with flexible living, landscaped garden, parking and a convenient village setting.

- End of terrace conversion offering character and modern convenience across three bedrooms and two receptions
- Well-appointed kitchen with integrated appliances and two flexible reception rooms with exposed beams
- Landscaped rear garden with patio, lawn, raised borders and gated access
- Allocated parking space to the rear with access directly into the garden
- Situated in Astwood Bank close to amenities, schools and transport links

This Grade II Listed end of terrace conversion occupies a desirable position in Astwood Bank, thoughtfully arranged over two floors. Two reception rooms, one with exposed beams and the other opening directly onto the garden, sit alongside a contemporary kitchen fitted with sleek cabinets and integrated appliances. Upstairs, a primary bedroom is served by a modern ensuite, while two further bedrooms have access to a shower room. Outside, the landscaped rear garden features a patio, lawn and raised beds with gated access to an allocated parking space.

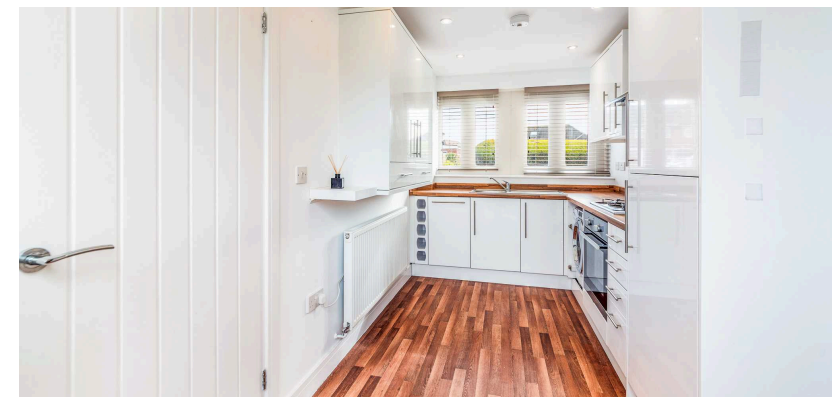
988 sq ft (91.8 sq m)





The kitchen

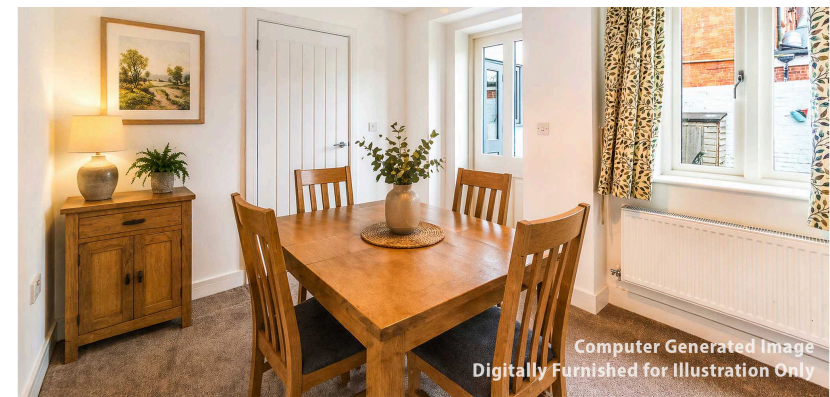
The kitchen is designed as the heart of the home, ideal for daily cooking and entertaining. It features sleek white cabinetry teamed with wood-toned work surfaces and a suite of integrated appliances including a gas hob with extractor and built-in oven. A stainless-steel sink sits beneath a run of windows while tall units house a fridge-freezer and storage, and a doorway connects directly to the adjoining living room.





The dining room

Perfect for family meals and gatherings, the dining room adjoins the hallway and offers direct access to the garden. A characterful exposed ceiling beam spans overhead and a glazed door opens to the terrace with an adjacent window alongside. A further internal door links to the rest of the ground floor, making this a practical and sociable area.



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The living room

Serving as a cosy retreat, the living room provides ample space for relaxing and socialising. Original exposed timber beams crown the ceiling and there is both an arched feature window and a larger window providing outlooks to the rear. A generous opening leads through to the kitchen, promoting an easy flow between living spaces.

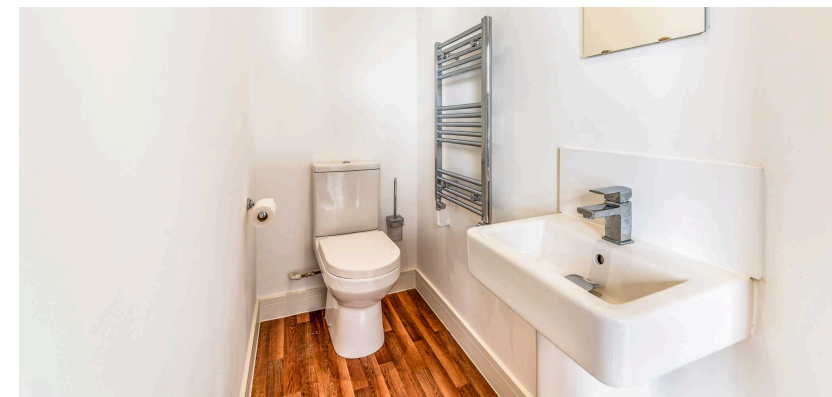


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The hallway and cloakroom

The welcoming hall sets the tone upon arrival and connects the main rooms on the ground floor. A staircase with a painted balustrade rises to the first floor and a door opens to a convenient cloakroom fitted with a contemporary wash basin and WC. This area also accommodates an under-stairs cupboard and offers access to the dining room and kitchen.





The primary bedroom

The principal bedroom is a restful sanctuary tucked beneath the eaves. Sloping ceilings with an exposed timber beam are complemented by roof lights and a window, while a wall of built-in wardrobes and drawers provides extensive storage. A door leads into a dedicated dressing area and en suite shower room.





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The primary dressing room and shower room

Serving the principal suite, the dressing area and shower room create a unique private space. The dressing area includes built-in storage and leads to a generous walk-in shower with a glazed screen, alongside a pedestal basin and WC. A cupboard with mirrored door and a window with obscured glass complete this thoughtfully designed en suite.





The second bedroom

The second bedroom offers comfortable accommodation for guests or family members. It features a dormer window set into the sloping ceiling, an exposed timber beam and two fitted wardrobes. There is space for additional furnishings and a door opens to the landing.





The third bedroom

Ideal as a single bedroom or study, the third bedroom maximises its footprint. A sash window sits above a built-in window seat and wall-mounted cupboards provide further built-in storage. This versatile room benefits from a compact layout suited to work or rest.



The shower room

A separate shower room serves the additional bedrooms. It includes a fully tiled shower enclosure with a glass screen and mosaic accent tiling, complemented by a WC and basin. Chrome fittings and a towel rail finish the suite.



The garden

The rear garden has been landscaped for enjoyment and low maintenance. A paved terrace lies adjacent to the house, stepping onto a level lawn edged with raised flowerbeds and evergreen hedging. A pathway leads to a gate at the rear, and a glazed door from the dining room opens onto the patio.





The parking

Practical off-street parking is provided at the back of the home. A block-paved bay is enclosed by fencing and accessed via a driveway behind the home. A gate links the parking area to the garden for convenient access.

Location

Astwood Bank is a well-regarded village south of Redditch that offers a variety of everyday amenities including shops, cafés and public houses. The surrounding countryside provides opportunities for walking and outdoor activities, while Evesham Road connects the village to Redditch, Evesham and onward road networks. Families benefit from nearby primary and secondary schools and a choice of recreational facilities in the wider area. Astwood Bank is served by regular bus routes and residents can access rail services in neighbouring towns, combining community spirit with easy access to larger commercial centres.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

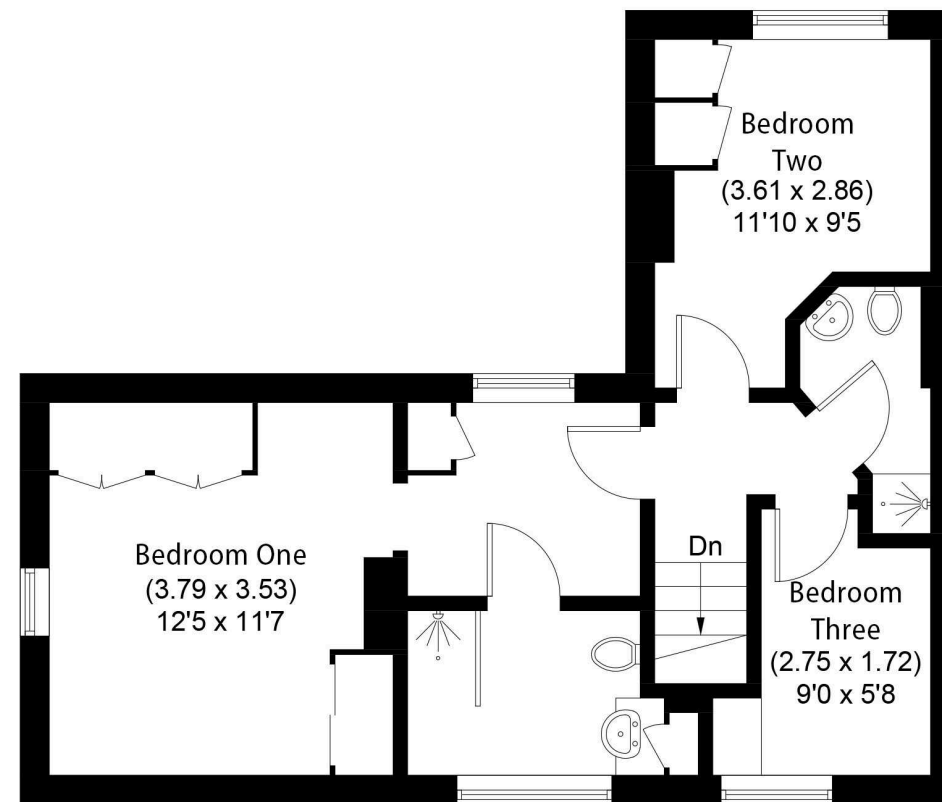
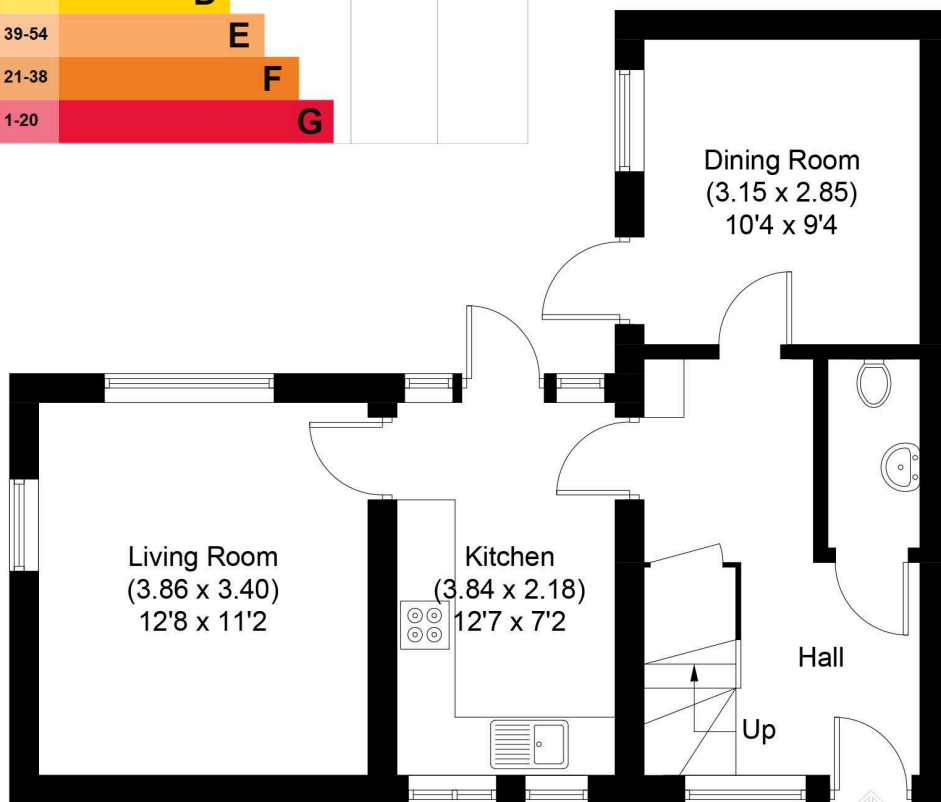
The Council Tax for this property is Band C.



Evesham Road

Approximate Gross Internal Area
 Ground Floor = 46.1 sq m / 496 sq ft
 First Floor = 45.7 sq m / 492 sq ft
 Total = 91.8 sq m / 988 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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