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18, THE OAKS THE RIDGEWAY, REDDITCH, B96 6LT
ASKING PRICE £550,000
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AN EXCEPTIONAL DOUBLE FRONTED DETACHED HOME SET IN ASTWOOD BANK SET ON A SUBSTANTIAL PLOT!!

This stunning double fronted detached home is set back off the road with a generous frontage, and is set on a very generous plot. This outstanding home offers; enclosed entrance porch, living room, a versatile second reception room, laundry & combined guest WC, extended kitchen/diner, a generous conservatory, rear porch and double garage. The first floor offers three bedrooms and shower room. There is a very sizeable and very established garden to the rear. Viewing is advised.

Astwood Bank is an extremely sought after village on the outskirts of Redditch heading towards Alcester & Stratford-Upon-Avon. For many years its schools have been very highly regarded, and it offers a variety of ammenities including convenience stores, cafes, pubs and restaurants.

EPC -In progress.
Council Tax Band F- .
Tenure - Freehold (subject to solicitor confirmation)

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Approach
A walled front garden incorporates a driveway which leads to the double garage. A mainly lawned, generous front garden, side gate to the rear garden and main front entrance via;



Enclosed Entrance Porch
With innder door opening into;

Living Room
14'1" max x 12'2" max (4.31m max x 3.72m max)
With stairs leading to the first floor,storage cupboards to either side of chimney breast, door to inner hallway and further door to;

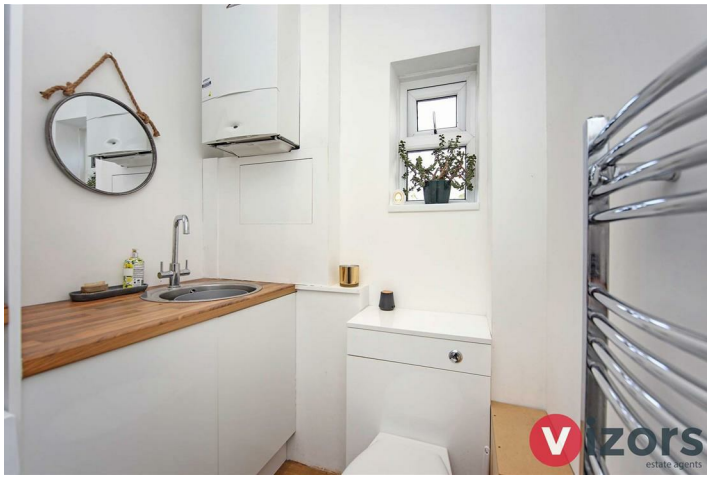


Reception Two
13'9" max x 12'6" max (4.20m max x 3.82m max)
With storage cupboards to either sider of chimney breast.



Inner Hallway
Has doors leading to conservatory, Laundry/Guest WC & to the Kitchen/Diner.

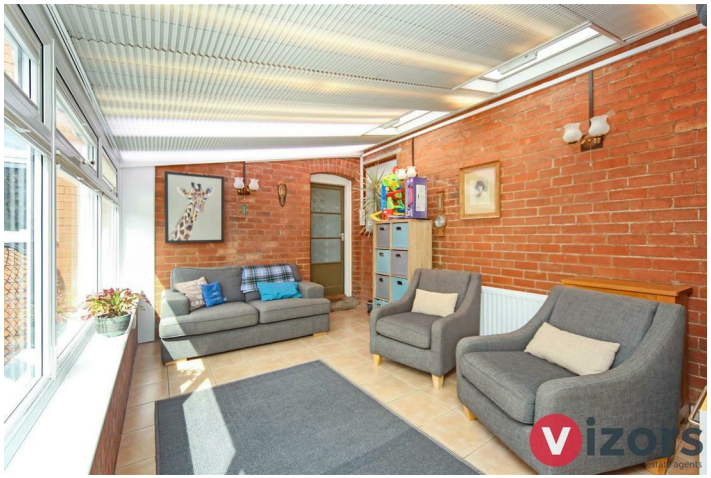
Laundry/Guest WC
Has low level WC, work surface incorporates stainless steel sink unit, wall mounted boiler.



Kitchen/Diner
17'5" max x 11'10" max (5.32m max x 3.61m max)
Being dual aspect with windows to the side and to the rear, space for a 'Range' style cooker, a fitted extractor hood.



Conservatory
16'5" max x 11'1" max (5.01m max x 3.40m max)
Leads out to the rear porch, which in-turn offers acccess to the rear of the garage.



Landing
Has a feature window looking over the stairs, door to airing cupboard and doors off to;

Bedroom One
15'8" max x 11'8" max (4.80m max x 3.56m max)

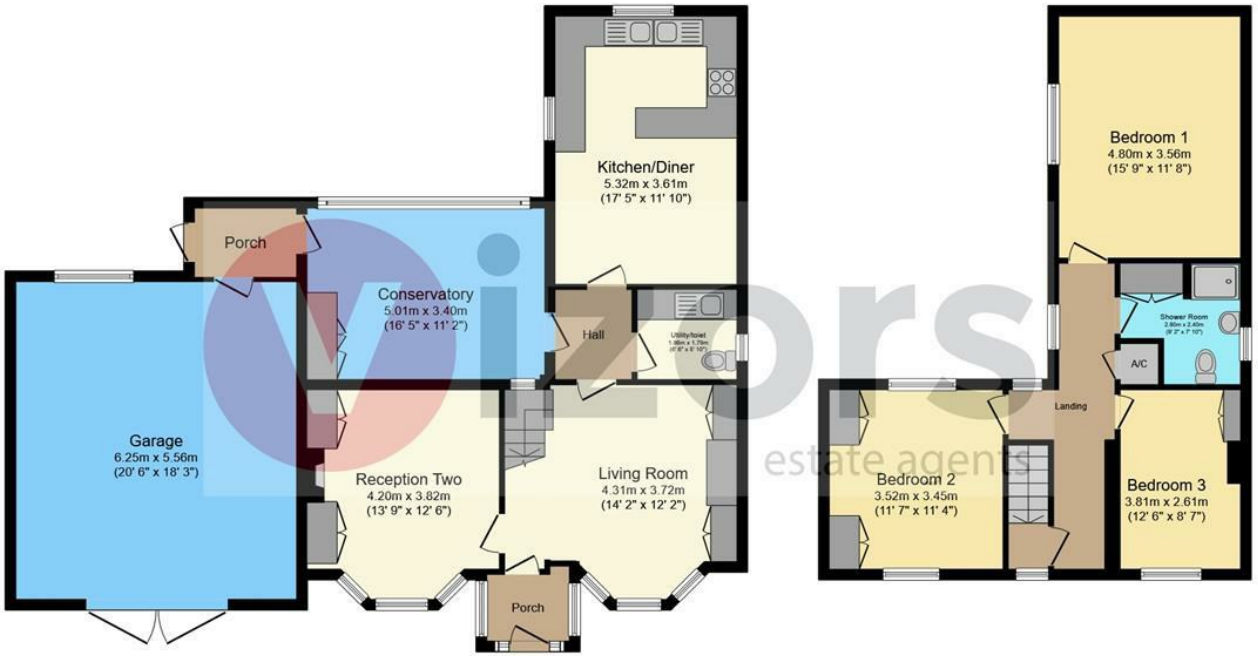

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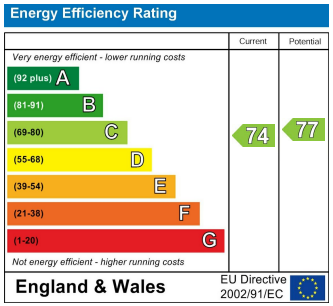

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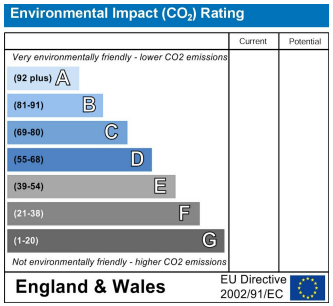

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Ground Floor **First Floor**







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

Vizor Estate Agents Ltd
Company No. 7848499

Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

☎ Tel: 01527 584 533 www.vizorestates.com