

Andrew Grant
PRESTIGE & COUNTRY



6 Popes Meadow
Astwood Bank, B96 6DR



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5 Bedrooms 4 Bathrooms 4 Reception Rooms

"A modern village residence combining expansive living spaces and quality finishes with a landscaped garden and scenic rural views."

Scott Richardson-Brown CEO



- Substantial five bedroom family house with flexible living spaces
- Stunning open plan kitchen with island and integrated appliances
- Spacious living room with fireplace and doors to the garden
- Three en suite double bedrooms plus luxurious family bathroom
- Landscaped tiered garden bordered by open countryside
- Integral double garage and ample gravel driveway parking
- Set within an exclusive gated development in Astwood Bank

3205 sq ft (297.7 sq m)



The kitchen

At the heart of the home, the kitchen forms part of a generous open plan living area. A large central island with integrated hob and breakfast bar commands the space and is complemented by a wall of cabinetry housing ovens and a wine fridge. Pendant lights, herringbone flooring and doors to the garden emphasise its contemporary style while wide openings flow into the family and dining areas. A separate utility room provides additional storage, fitted cabinetry, space for appliances and direct access outside.





The family room

Adjacent to the kitchen, the family room provides a relaxed seating area within the open-plan arrangement. Full-height bi-fold glazed doors open onto the terrace and recessed lighting and herringbone flooring tie the space together, while its open layout encourages conversation with the kitchen and garden.



The dining room

The separate dining room provides an inviting setting for family meals and entertaining. A trio of pendant lights hang above the dining area and dual windows with fitted blinds ensure natural light. The herringbone flooring continues the cohesive design while flowing openly from the kitchen.



The living room

Designed for more formal occasions, the living room stretches the full depth of the house and provides ample space for various seating arrangements. It features a modern fireplace set within a contrasting mantel and glazed doors lead directly to the garden.



The hallway, cloakroom and office

The impressive entrance hall sets the tone for the property with its sense of space and style. A turned staircase with white balustrade and dark handrail rises to the first floor and herringbone flooring leads to the principal rooms. Positioned off the hall, the office provides a quiet work from home space with ample space for shelving or storage. The adjoining cloakroom includes a wall-hung WC, compact basin and heated towel rail, serving guests with ease.





The principal bedroom and en suite

The principal bedroom enjoys a secluded position overlooking the rear garden. French doors open to a Juliet balcony and built-in wardrobes provide practicality. There is space for additional furnishings and a seating area. The adjoining en suite offers a curved glass shower, wall-hung WC and wash basin with distinctive contemporary tiling.





The second bedroom and en suite

Another generous double room, the second bedroom benefits from twin built-in wardrobes set adjacent to two windows overlooking the garden. The en suite provides a large walk-in shower, wall-hung basin, WC and chrome towel rail.





The third bedroom and en suite

The third bedroom provides flexible accommodation for family or guests. Dual windows overlook the garden and there is ample floor space for freestanding furniture. Its own en suite is fitted with a glass-screened shower, wall-hung basin, WC and heated towel rail, ensuring comfort and privacy.





The fourth and fifth bedrooms

The fourth and fifth bedrooms are comfortable doubles arranged around the landing. Each room has two windows overlooking the frontage and ample space for bedroom furniture, with the fifth bedroom benefiting from built-in wardrobes.





The family bathroom

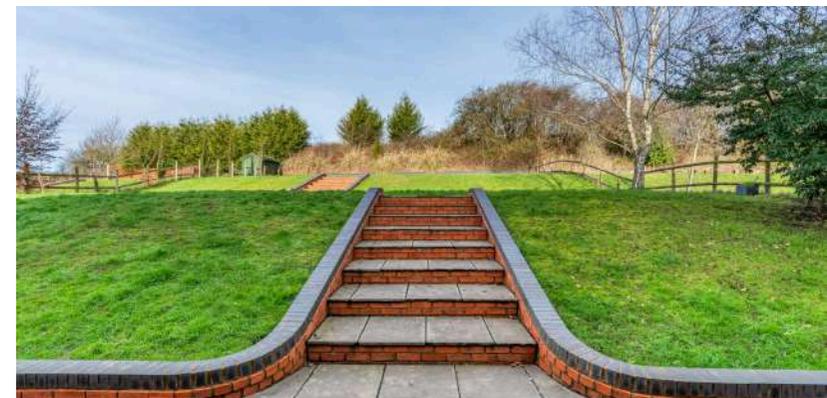
Serving the remaining bedrooms, the family bathroom is appointed to a high standard. A freestanding bath sits opposite a generous walk-in shower with glass screen and chrome fittings. The wall-hung WC, contemporary basin and heated towel rail are set against fully tiled walls with a contrasting border.





The garden

The landscaped rear garden is designed for both relaxation and play. Brick-edged steps ascend from a broad paved terrace to a tiered lawn bordered by post-and-rail fencing. The upper level offers open field views while mature trees provide shelter and the broad patio extends along the rear of the house, accessed from several rooms.





The driveway and parking

Parking is plentiful to the front of the property. A gravel driveway leads to an integral double garage with timber doors and an electric charging point. Gated access at the side connects to the rear garden for convenience.



Location

Astwood Bank lies on the Worcestershire / Warwickshire border and combines village charm with convenient access to urban facilities. Everyday amenities include a convenience store, eateries and highly regarded schools, while nearby Redditch, Alcester and Worcester provide supermarkets, leisure centres and secondary education. The A441, A435 and M42 link to Birmingham, Stratford-upon-Avon and the wider Midlands. Rail services from Redditch and Bromsgrove connect to Birmingham and beyond. Outdoor enthusiasts can explore footpaths, bridleways and golf courses amid the surrounding countryside. The village fosters a welcoming community with events and clubs throughout the year.

Services

Services are TBC.

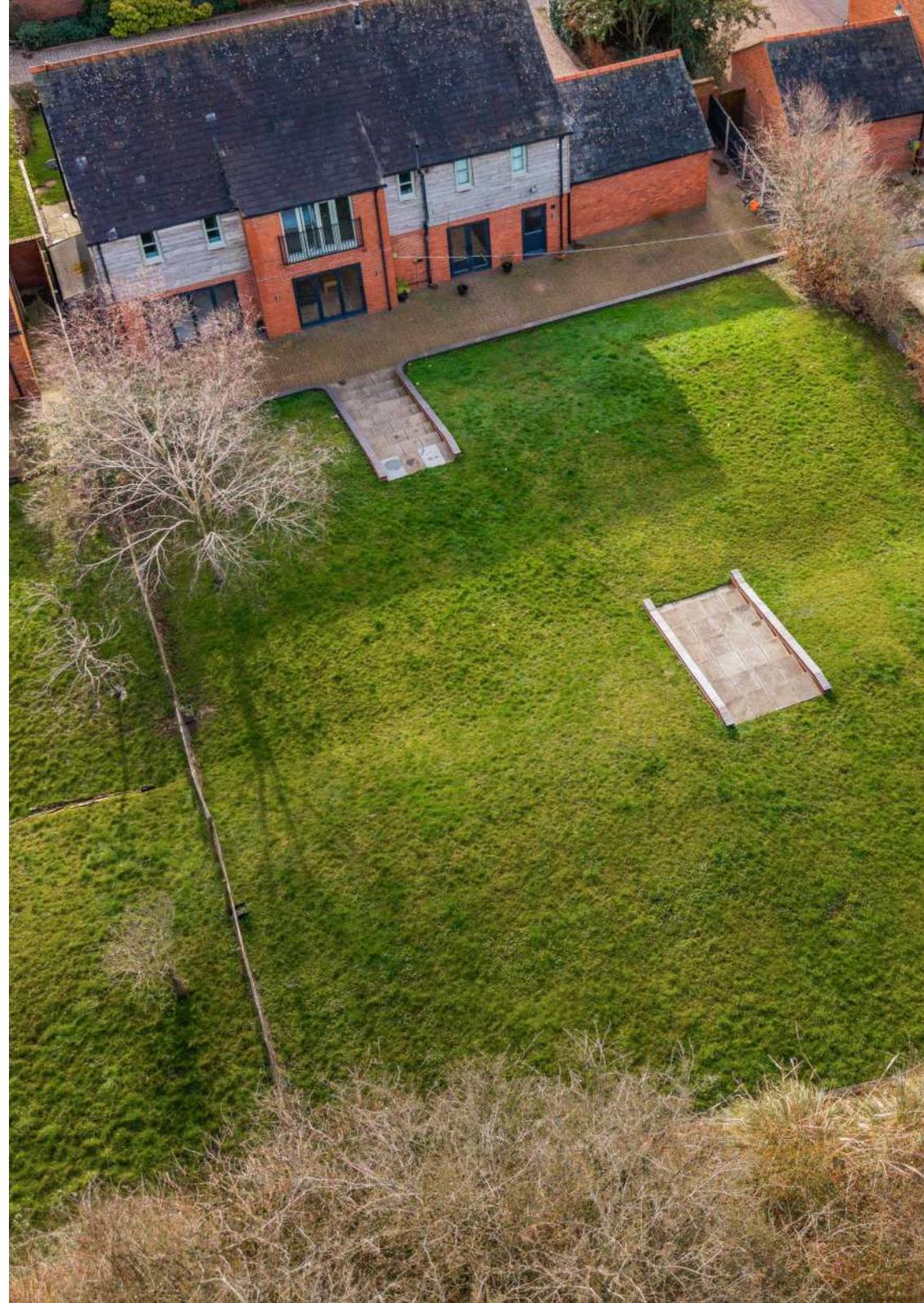
Broadband Speed: Superfast broadband available. Download speeds up to 53 Mbps and upload speeds up to 8 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Vodafone, Three and O2 (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.

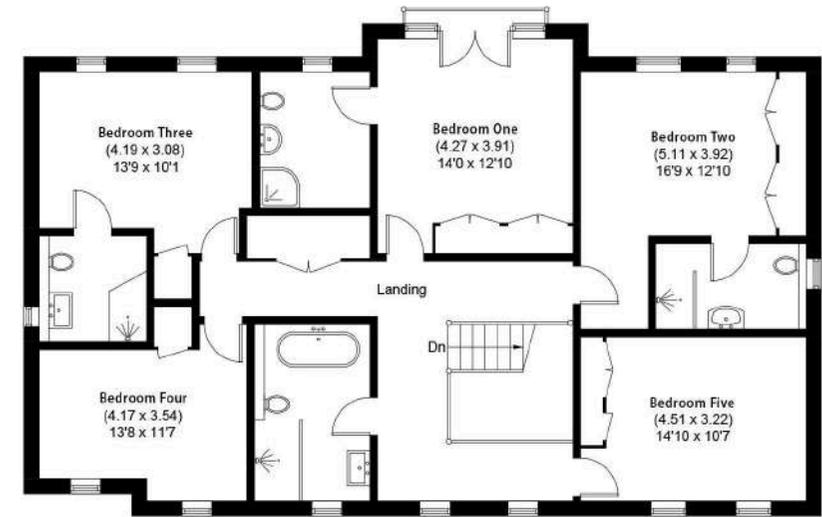
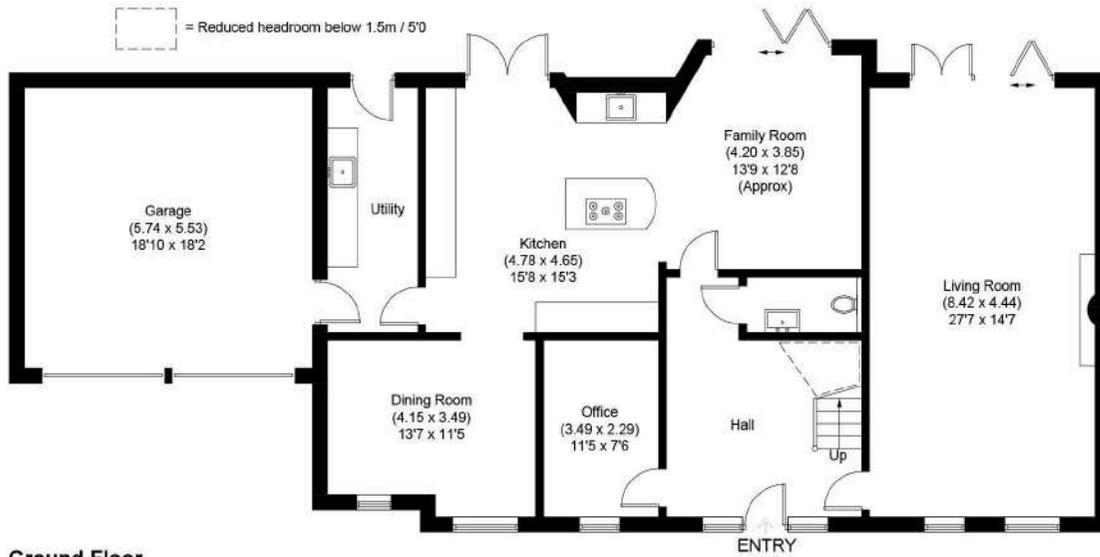
Council Tax

The Council Tax for this property is Band G



Popes Meadow

Approximate Gross Internal Area
 Ground Floor = 165.9 sq m / 1786 sq ft
 (Including Garage)
 First Floor = 131.8 sq m / 1419 sq ft
 Total = 297.7 sq m / 3205 sq ft



Ground Floor

First Floor

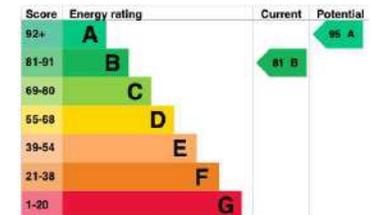


Illustration for identification purposes only, measurements are approximate, not to scale.



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.

