



**Salt Way , Nr. Astwood Bank**

Redditch, B96 6JT

Jeremy  
McGinn & Co 



# Available at Offers In The Region Of £580,000



A beautifully presented, Character Barn conversion set in a semi-rural location off the Salt Way between Feckenham and Cookhill with grounds amounting to approx 0.3 acres with a natural brook crossing towards the rear. The property is on a small development of similar properties converted around 1997, in the grounds of Shurnock Court.

Internally the spacious accommodation is full of character features including exposed timbers throughout and some exposed brickwork. Approached over the gravelled courtyard, there is parking for up to four vehicles at the front of the property.

Enter into an impressive Reception hall with staircase rising to the Gallery landing and exposed ceiling trusses overhead. Downstairs; large bright Living room with feature bright built fireplace, one exposed brick wall and window to the front and french doors and window to the rear.

Open-plan Dining Kitchen with a modern fitted kitchen including a breakfast bar, quartz worktops and some appliances opening to a more formal dining area, window to front and rear with french doors to the garden. An internal door leads to the Utility room and a versatile Office/gym/snug. There is also a Downstairs WC.

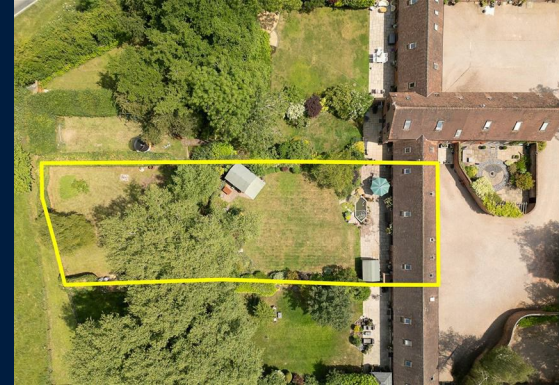
Upstairs the Gallery landing has several fitted storage cupboards and leads to the Family Bathroom and the THREE BEDROOMS one with EN-SUITE.

The large and private Rear Garden is a particular feature of the property and is divided towards the rear by a small brook with bridge. A large paved patio stretches across the immediate rear with a raised water feature and leads onto the lawn.

There are many beautiful and well-tended shrubs, roses and small trees around the borders and a Summer house in one corner. Over the bridge, the garden is again lawned, edges onto open countryside and left in a more natural state. There is a gated, side passage for front access.







**Tax Band: F**

**Council: Redditch**

**Tenure: Freehold**

'Shurnock Court' is situated off the Salt Way, mid-way between Feckenham and Astwood Bank where there are local schools and several shops.

The towns of Redditch and Alcester are a short car drive away providing multiple shopping facilities, schooling for all age groups, recreational amenities and bus and rail transport. The Midlands Motorway network is a approx. 20 mins drive.





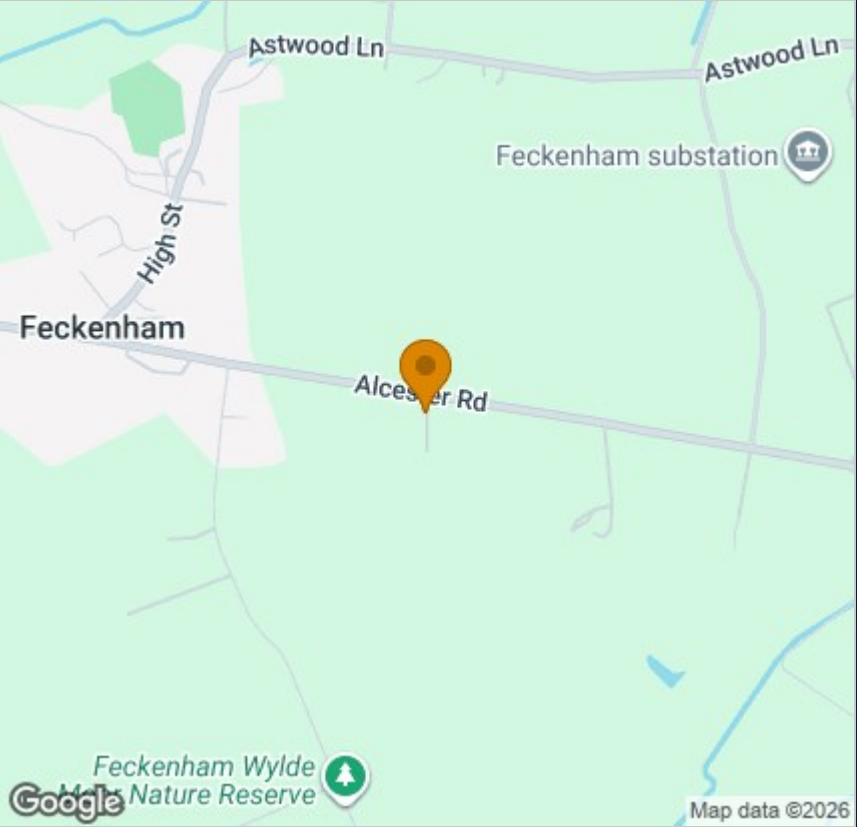
# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Map



# Energy Performance

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		

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