



1190 Evesham Road, Astwood Bank

Redditch, B96 6DT

Jeremy
McGinn & Co

Available at
Asking Price £185,000



A generously proportioned duplex apartment occupying the upper floors of an elegant Grade II Listed period property, situated in the very heart of the highly sought-after village of Astwood Bank.

Enjoying an enviable central location, this spacious home is within easy walking distance of the excellent range of amenities the village has to offer, including independent shops, well-regarded schools, a post office, medical centre, cafés and traditional pubs.

Extending to approximately 990 sq ft, the well-planned accommodation is arranged over two floors and benefits from gas central heating and is offered for sale with the advantage of vacant possession, making it an ideal purchase for owner-occupiers or investors alike.

The accommodation is approached via a communal entrance hall and comprises a welcoming reception hallway, an impressive living room enjoying extensive far-reaching views across the surrounding countryside, a fitted kitchen, separate utility room, bathroom and a well-proportioned bedroom on the first floor.

The second floor provides an excellent principal bedroom together with a further bedroom, creating flexible accommodation suited to a variety of lifestyles.

Externally, residents enjoy the use of attractive communal gardens, well screened by a mature hedge to provide a pleasant degree of privacy, together with the valuable benefit of a single garage.

This is a rare opportunity to acquire a characterful and spacious apartment within a handsome period building, combining period charm with practical modern living in one of the area's most desirable village locations.





Tax Band: B

Council: Redditch Borough Council

Tenure: Leasehold - Share of Freehold

Astwood Bank is still considered a village and a very desirable place to live with a thriving community atmosphere and a great range of local shops, including, a convenience store, chemist, baker, butcher, hair dressers, to name but a few, a Doctors surgery, two local pubs, a Garden centre, a Primary school and a Secondary school all within a short walk of all parts of the village. More major amenities can be found a short drive away in Redditch including all major superstores.

The area provides quick and easy access to Alcester, Stratford-upon-Avon, Redditch, Evesham and further afield, the Cities of Birmingham and Worcester. There is also good road links to the Midlands Motorway network (M5, M40 and M42).

Surrounded by attractive countryside, Astwood Bank has easy access to many interesting places to visit making this a sought after area to live with great facilities on the doorstep and a short drive to all that Worcestershire and Warwickshire has to offer.



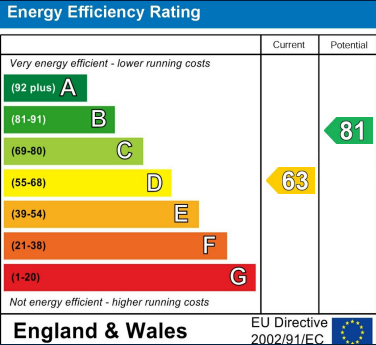
Floor Plan



Map



Energy Performance



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In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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