



**1A SAMBOURNE LANE, REDDITCH, B96 6EP**  
**OFFERS OVER £575,000**

# 1A SAMBOURNE LANE, REDDITCH, B96 6EP

Located in a highly sought after and semi-rural village of Astwood Bank, is this beautifully presented and spacious four bedroom detached family home, offering versatile accommodation throughout with off road parking & detached garage.

To the ground floor of the property is a pleasant entrance hallway, living room to the front with bay window, large study with storage, guest WC and stunning open plan kitchen with granite worktops, dining, living space at the rear with two sets of bi-folding doors, sky light and log burner feature giving a real 'heart of the home' feel. To the first floor is the principle bedroom which has an array of built in wardrobes and hidden ensuite shower room along with two further double bedrooms, a single bedroom and a spacious bathroom with four piece suite including a large walk in shower.

## Approach

From the road a shared access for this property and the neighbouring property leads to parking and garage this property and main front entrance via;

## AGENT INFORMATION

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details

## Enclosed Entrance Porch

With double doors into;

## Entrance Hall

With stairs off to the first floor and storage cupboard, doors leading off to;

## Study

12'0" max x 6'11" max (3.68m max x 2.13m max)  
With double doors to a built-in storage cupboard.

## Guest WC

## Living Room

17'2" max into bay x 14'6" max (5.24m max into bay x 4.42m max )  
With double doors leading into;

## Kitchen Dining Area

28'5" max x 10'9" max (8.68m max x 3.30m max)  
With door leading out to the rear garden, leads open plan into;

## Orangery

14'10" max x 13'6" max (4.53m max x 4.14m max)  
With skylight ceiling light, x2 sets of bi-fold doors leading out to the rear garden.

## First floor landing

Leads off to;

## Bedroom One

13'2" max x 12'11" to ward' fronts (4.03m max x 3.95m to ward' fronts)  
With a bank of fitted wardrobes, within the wardrobes, access opens up to lead into;

## En-suite

9'6" max x 5'3" max (2.91m max x 1.61m max )

## Bedroom Two

13'1" max x 10'2" max into eaves (4.01m max x 3.10m max into eaves)  
With a dormer style window, restricted head height into dormer.

## Bedroom Three

11'0" max x 7'11" max (3.37m max x 2.43m max)

## Bedroom Four

7'8" max x 6'8" max (2.35m max x 2.05m max )

## Bathroom

14'5" max x 7'7" max (4.41m max x 2.32m max )

## Outside

## Games Room

19'5" max x 16'0" max (5.92m max x 4.88m max )  
The width narrows to a minimum of 3.81m max.

## Garage

16'11" max x 9'1" max (5.17m max x 2.79m max )

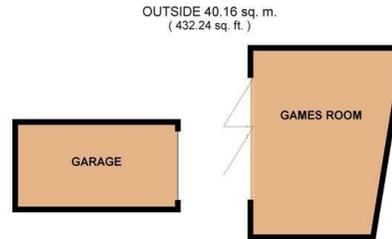
## Store

24'8" max x 10'5" max (7.53m max x 3.20m max)  
Narrows to 1.74m at one end.

## Rear Garden

With paved patio seating areas, lawned section, with some shrub insets.





TOTAL FLOOR AREA : 224.14 sq. m. ( 2412.62 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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