

AP MORGAN



Badger Brook Lane, Astwood Bank, Redditch
Offers in the region of £800,000

Features:

- **Offered with no onward chain**
- Detached family home in Astwood Bank
- Five well-proportioned bedrooms
- Multiple reception rooms
- Spacious fitted kitchen and utility
- Family bathroom, two ensuites and guest WC
- Off-road parking & double garage
- Two-tiered garden with patio & lawn

Description:

Set within a desirable residential location in Astwood Bank, this attractive detached family home occupies a generous plot with the added benefit of woodland to the rear, creating a private and leafy outlook. Offered to the market with no onward chain, the property is ideal for families seeking space, convenience and a peaceful setting.

The accommodation is well balanced and thoughtfully arranged, offering versatile living space throughout. On the ground floor there are multiple reception areas including a spacious lounge, sitting room and dining area, complemented by a well-appointed kitchen with adjoining utility room. A study and ground floor WC add further practicality, while a standing lift providing access between floors enhances accessibility and making the layout suitable for modern family life and home working.

To the first floor, the property provides five well-proportioned bedrooms, including a principal bedroom with en-suite, an additional en-suite to another bedroom, and a family bathroom. The layout offers flexibility for growing families or those requiring guest accommodation.

Externally, the home benefits from a front garden enhancing its kerb appeal, along with side gate access leading to the rear. The two-tiered rear garden is thoughtfully arranged with an upper patio area ideal for outdoor dining and entertaining, with steps leading down to a green lawn bordered by mature planting. The garden backs directly onto woodland, creating a tranquil and private setting. To the front and side there is off-road parking for multiple vehicles leading to a double garage, providing excellent storage and secure parking.

Well placed In Astwood Bank, the property is within walking distance to well regarded local schools and shops, as well as local countryside walks. Redditch Town Centre is just a short ride away boasting an assortment of amenities, bus station and train station. National motorway networks (M5 and M42) are easily accessible.



Details:

Hall

WC 5'3" x 4'6" (1.6m x 1.37m)

Study 8'2" x 9'10" (2.5m x 3m)

Lounge 18'8" x 12'11" (5.7m x 3.94m)

Sitting Room 12'11" x 12' (3.94m x 3.66m) max dimensions

Kitchen 13'4" x 12'6" (4.06m x 3.8m)

Dining Area 8' x 11'11" (2.44m x 3.63m)

Utility 6'11" x 8'5" (2.1m x 2.57m)

Double Garage 19'10" x 9'7" (6.05m x 2.92m)

Landing

Bedroom 1 10'11" x 18'8" (3.33m x 5.7m)

Ensuite 5'3" x 11'4" (1.6m x 3.45m)

Bedroom 2 15'8" x 25'1" (4.78m x 7.65m) max dimensions

Ensuite 8'6" x 5'5" (2.6m x 1.65m)

Bedroom 3 13'8" x 12'1" (4.17m x 3.68m)

Bedroom 4 7'10" x 12'8" (2.4m x 3.86m)

Bedroom 5 9'1" x 10'9" (2.77m x 3.28m)

Bathroom 7'8" x 9'10" (2.34m x 3m) max dimensions

EPC Rating: To be confirmed

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

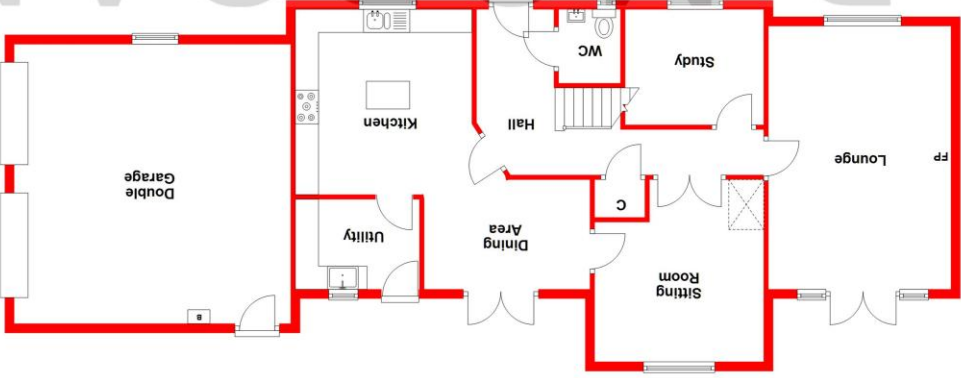
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

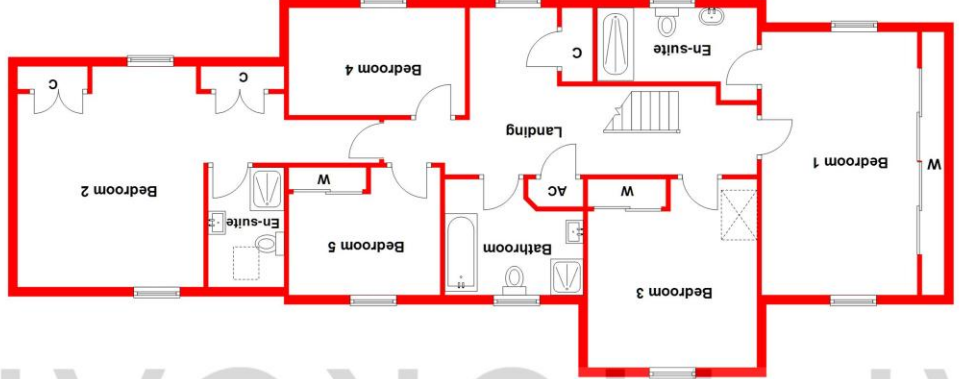
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 127.2 sq. metres (1369.6 sq. feet)



First Floor
Approx. 119.8 sq. metres (1289.8 sq. feet)



Total area: approx. 247.1 sq. metres (2659.4 sq. feet)

(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.
Plan produced using Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.