

**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:** C

**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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

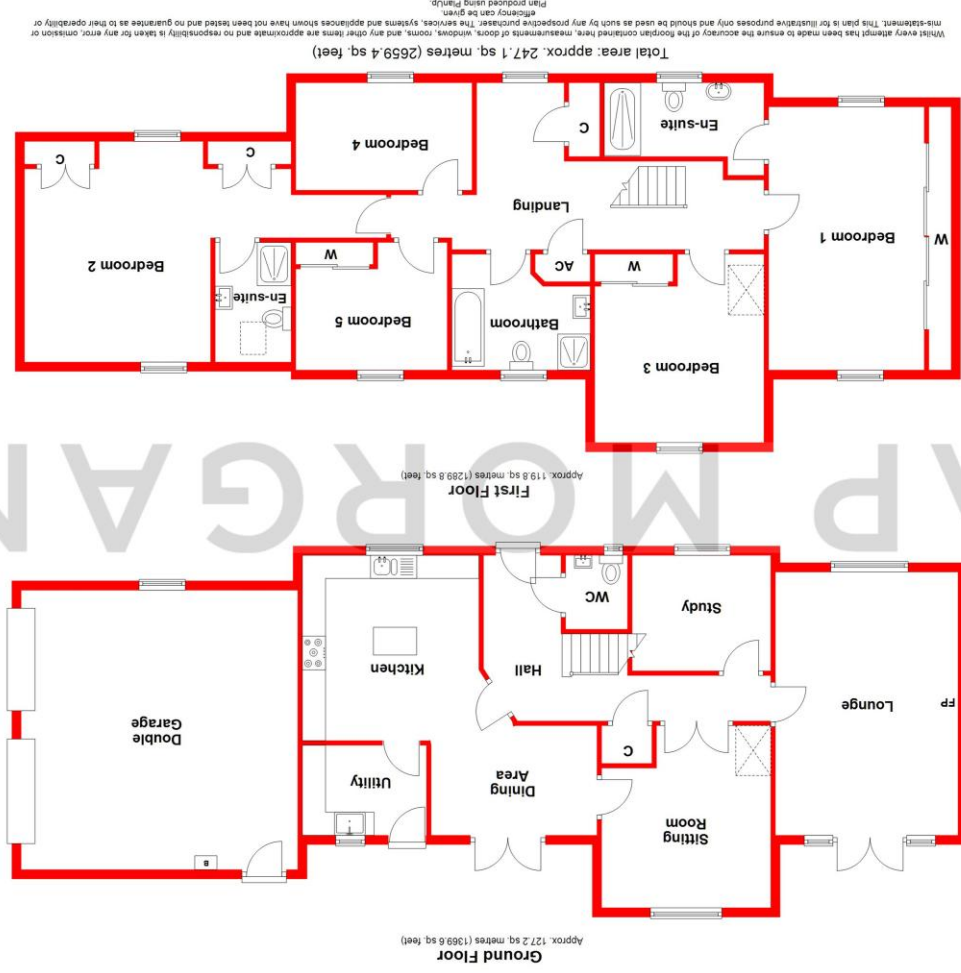
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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