

**AP MORGAN**



**Priest Meadow Close, Astwood Bank, Redditch**  
Offers in excess of £500,000

### Features:

- Well-presented detached family home
- Four spacious bedrooms
- Generous sized lounge and dining room
- Newly fitted kitchen/diner
- Handy utility space
- Family bathroom, en-suite and downstairs WC
- Beautiful rear garden
- Highly sought-after area

### Description:

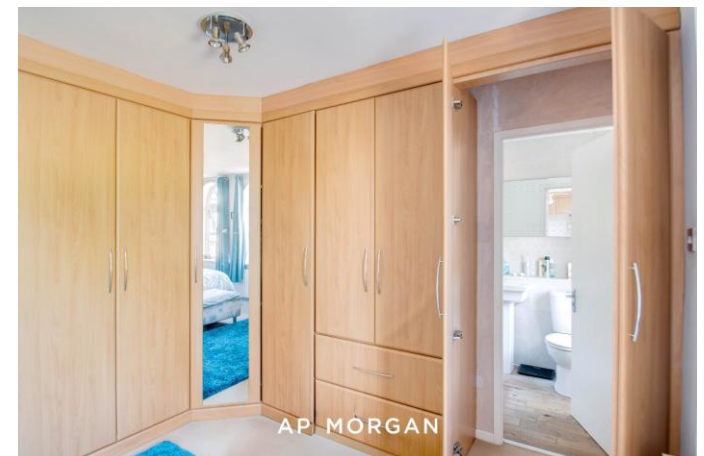
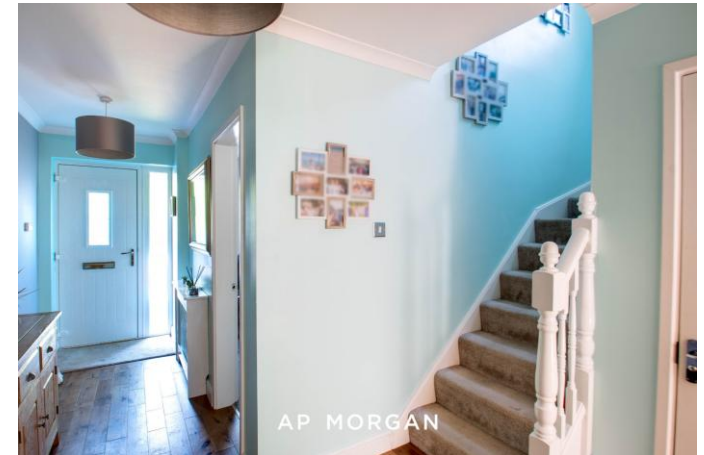
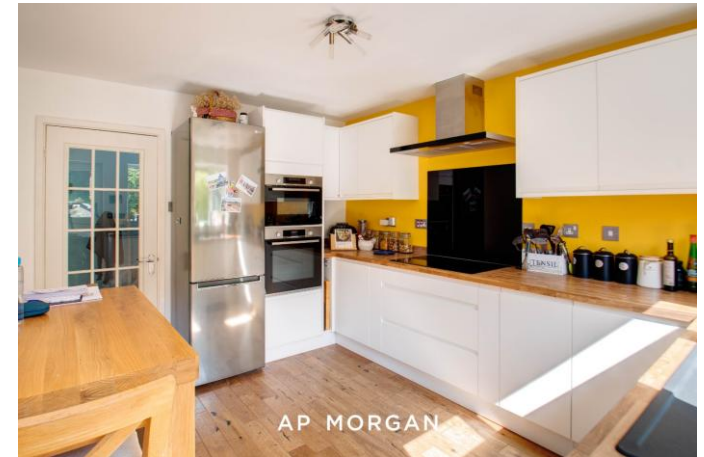
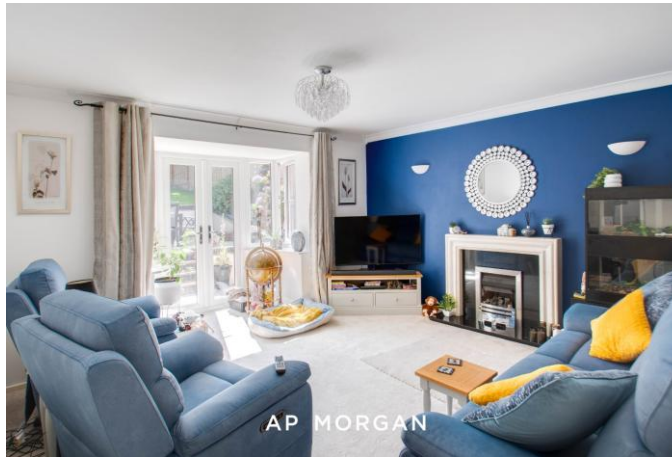
Welcoming you to this well-presented detached family home offering four spacious bedrooms, a generously sized lounge and dining room, a well-fitted kitchen, a handy utility room, and a beautiful rear garden, with the added benefit of a multi-car driveway, situated in the highly sought-after area of Astwood Bank, Redditch.

On arrival, the property presents a driveway suitable for two vehicles, with a lawn to the side adding greenery to the frontage. The side of the property also provides gated access to the rear garden.

Upon entry, the ground floor welcomes you into the entrance hall, comprising stairs rising to the first floor and access to all ground floor rooms. To the left is the dining room, a generous space for a family dining table and entertaining. Opposite the dining room is a handy utility room, converted from the original garage, offering storage and worktop space, room for freestanding appliances, and additional storage, with a door providing access to a separate storage area behind the garage door.

At the end of the hallway is the lounge, a great space for comfort and family entertainment, featuring French doors opening onto the rear garden. Adjacent is the kitchen, fitted with ample storage and worktop space, an integrated oven, microwave oven, electric hob, and extractor hood, along with a door leading to the rear garden. Under the stairs is also a WC fitted with a toilet and wash basin, with additional storage space around the corner.

The first floor leads you across the landing and into the master bedroom, a generously sized double room with ample fitted wardrobe space and a hidden en-suite behind the wardrobe doors, fitted with a toilet, wash basin, and shower cubicle. From the landing, you can also access bedroom two, an additional spacious double with a fitted wardrobe; bedroom three, a generous single with a fitted wardrobe; and bedroom four, a further single room, also ideal as an office or nursery space. The first floor also features the family bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden opens onto a patio with two levels, offering excellent space for outdoor furniture, dining, and entertaining, along with an additional patio area to the left, surrounded by lawn and mature shrubbery. To the side of the property is a gravelled section, ideal for further relaxation space, complete with a shed for garden storage.

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

**Details:**

**Entrance Hall**

**Dining Room** 11'5" x 10'6" (3.48m x 3.2m)

**Kitchen/Diner** 12'6" x 10'2" (3.8m x 3.1m)

**Lounge** 16'4" x 13'9" (4.98m x 4.2m)

**Utility** 13'1" x 8'6" (4m x 2.6m)

**Storage** 4'8" x 8'6" (1.42m x 2.6m)

**WC**

**Landing**

**Master Bedroom** 9' x 16'2" (2.74m x 4.93m)

**En-suite** 7'5" x 5'8" (2.26m x 1.73m)

**Bedroom Two** 12'6" x 8'3" (3.8m x 2.51m)

**Bedroom Three** 9'1" x 8'9" (2.77m x 2.67m)

**Bedroom Four** 10'6" x 7' (3.2m x 2.13m)

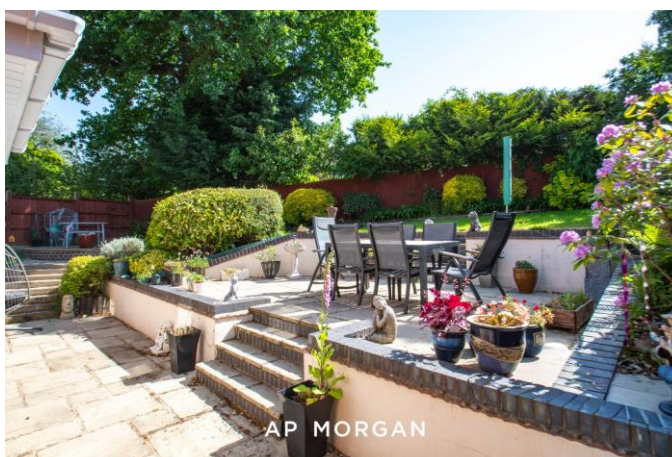
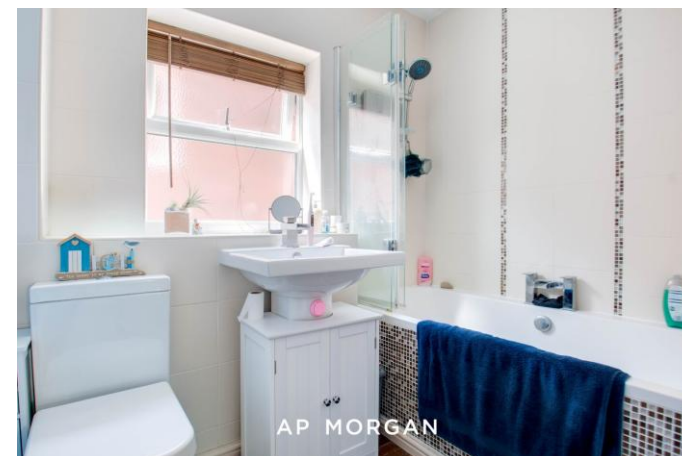
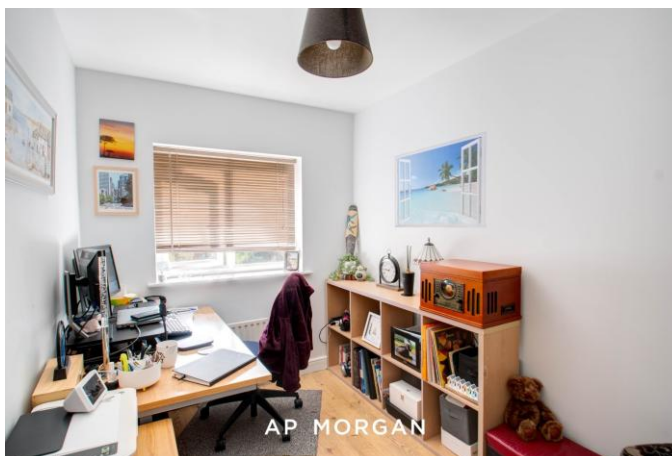
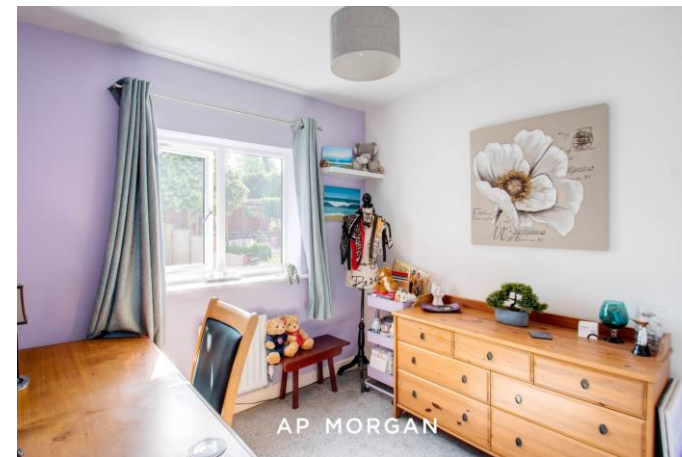
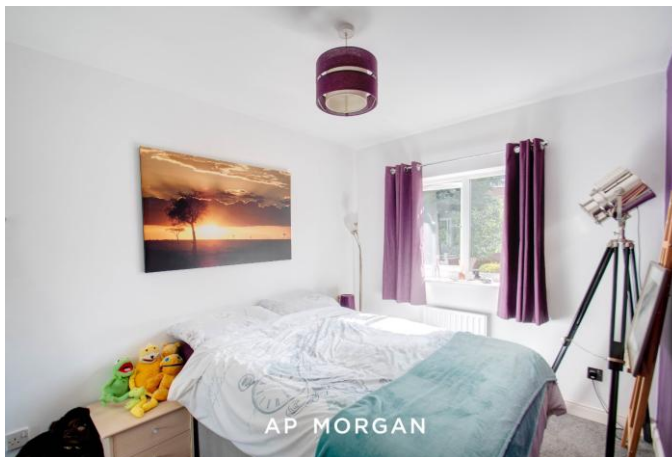
**Bathroom** 7'6" x 5'7" (2.29m x 1.7m)

**EPC Rating:** D

**Council Tax Band:** E (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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

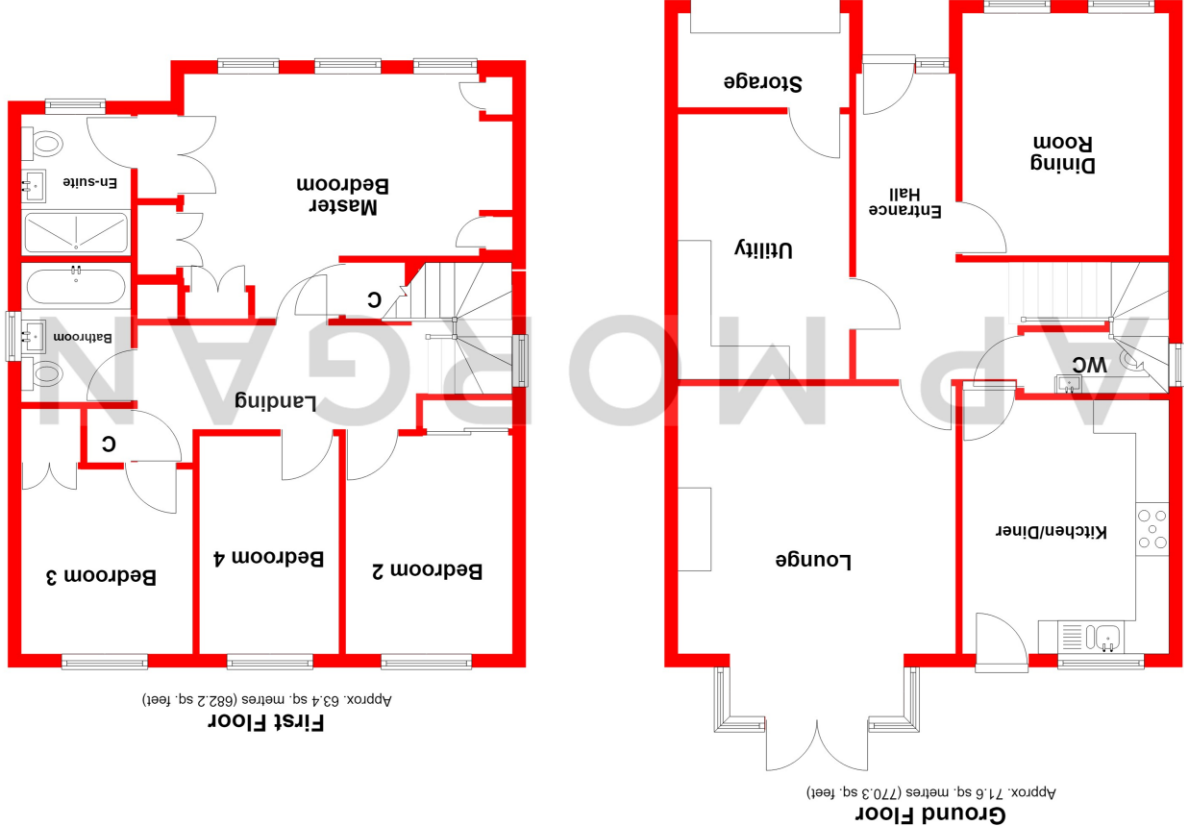
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Total area: approx. 134.9 sq. metres (1452.5 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.

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