

AP MORGAN



The Ridgeway, Astwood Bank, Redditch
Offers in the region of £475,000

Features:

- Pristine, turn-key condition throughout
- Extended kitchen-diner with island and integrated appliances
- Separate utility space off of the kitchen/diner
- Open-plan lounge and dining room with media wall
- Three bedrooms: two doubles, one single
- Two bathrooms: downstairs shower room, upstairs bathroom
- Long rear garden with stone seating area
- Extensive driveway for multiple vehicles

Description:

Space, style, and room to grow. This Astwood Bank home has it all.

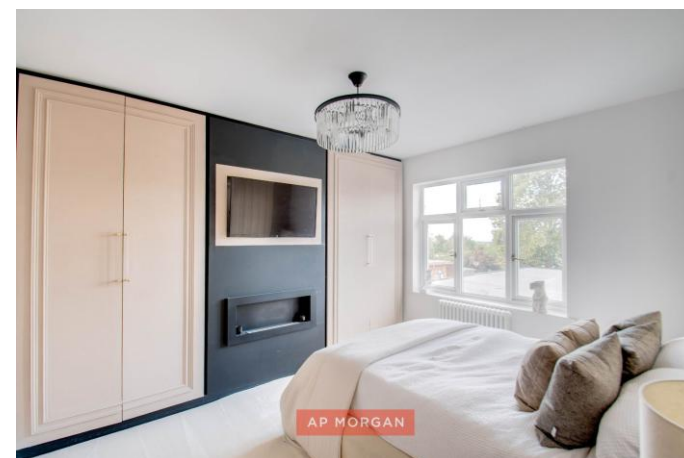
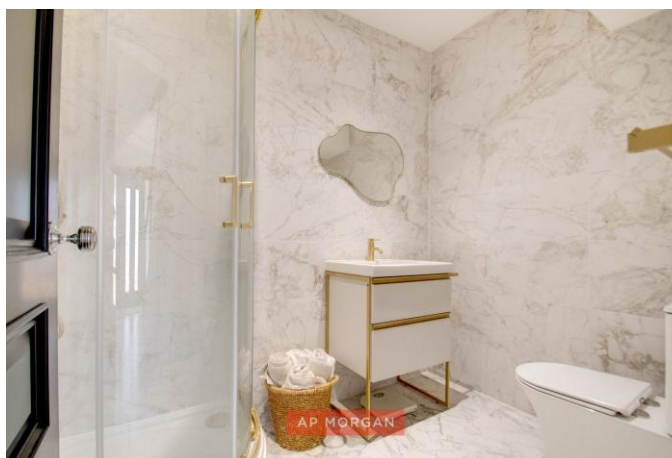
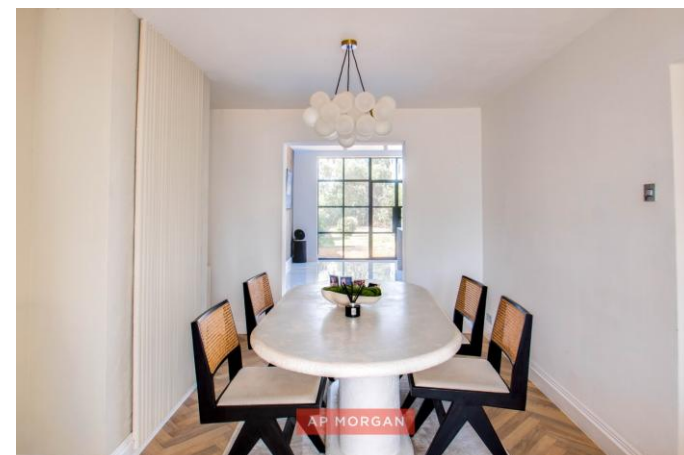
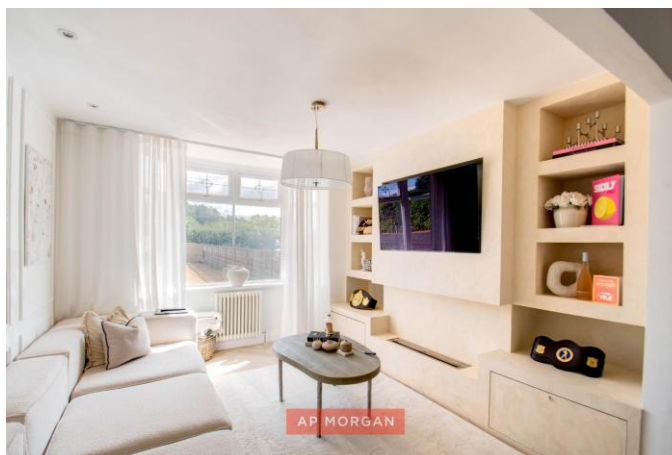
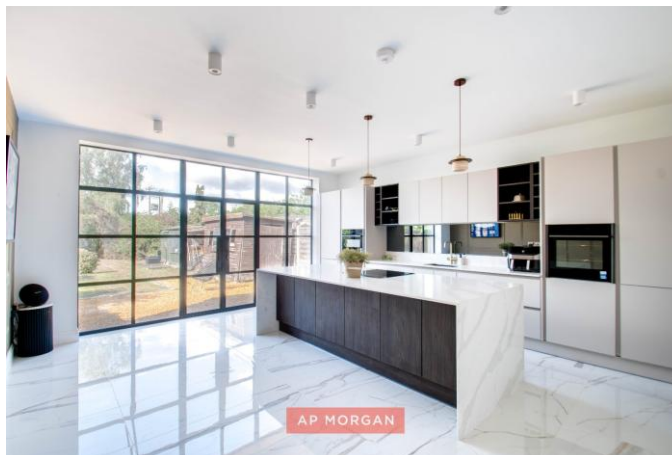
Situated on The Ridgeway in the sought-after area of Astwood Bank, this semi-detached home is the kind of property that ticks every box before you've even stepped through the door. With three bedrooms, two bathrooms, and a kitchen extension that completely transforms the way you live, it's finished to a pristine, turn-key standard throughout. Add a sweeping driveway with space for multiple vehicles and a long garden made for entertaining, and you've got a family home that's ready and waiting.

We asked them what made them buy it...

"It was the driveway that first caught my eye, honestly. There's so much space for cars, and there's real potential to extend or develop further down the line if you wanted to. But it was the area that sealed it for me. This part of Astwood Bank is properly sought-after, and once I saw the house I understood exactly why."

What about the house itself?

"I knew I wanted more space in the kitchen, so I extended the back of the house to create this huge kitchen-diner. I put panelled windows right across the back wall and added French doors out into the garden, so the whole room fills with light and just flows straight outside. It's become the heart of the house."



Our agents say...

Honestly, this one's a stunner. It's in fantastic, pristine condition throughout and works equally well for families or couples looking for their next step up. That kitchen extension is the real showstopper: with the island, integrated appliances, and a separate utility space, it's a dream for meal prep, and it opens the space up beautifully for hosting friends and family, especially with those French doors pulling the garden into the picture too. The open-plan lounge and dining area, complete with a media wall, gives you another spot to relax or entertain, and with two doubles plus a single upstairs, there's flexibility for a growing family, guest room, or home office. Bedrooms are all a great size, and having two bathrooms (one down, one up) makes busy mornings so much easier. Then there's the location: close to everything you need day to day, with strong transport and road links that make commuting simple. Homes like this in this part of Astwood Bank don't hang around, so get in touch to arrange a viewing before someone else beats you to it.

Details:

Entrance Hall

Lounge 10'6" x 11'6" (3.2m x 3.5m)

Dining Room 12' x 9'11" (3.66m x 3.02m)

Kitchen/Diner 18'8" x 17'10" (5.7m x 5.44m)

Utility

Bathroom

Landing

Bedroom One 12' x 11'6" (3.66m x 3.5m)

Bedroom Two 10'5" x 11' (3.18m x 3.35m)

Bedroom Three 6'8" x 6' (2.03m x 1.83m)

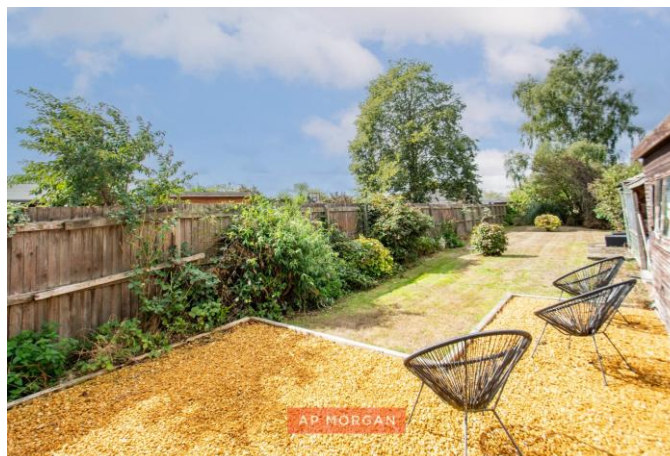
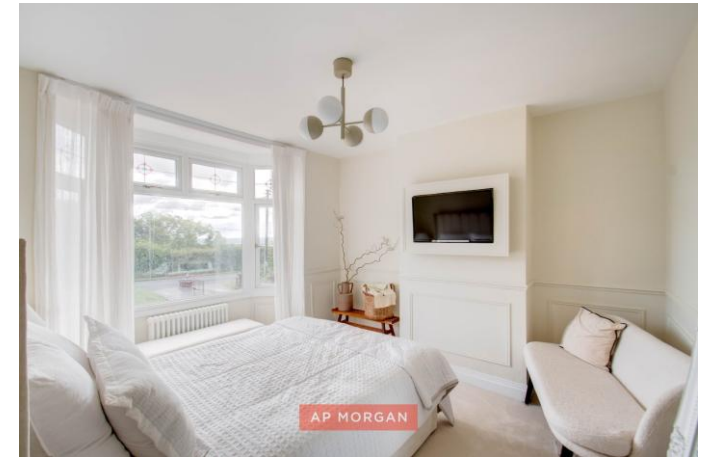
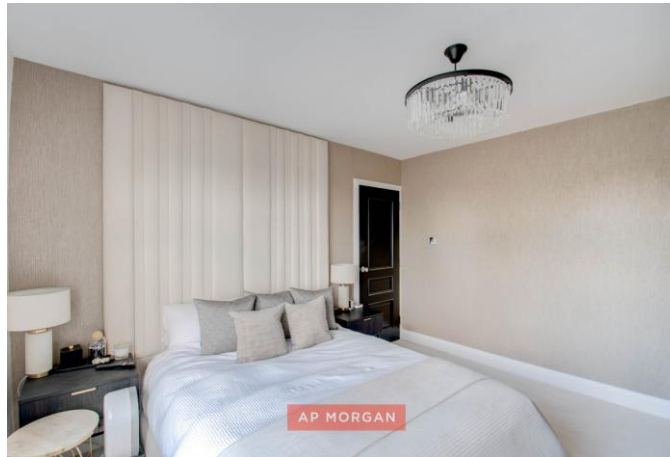
Bathroom 6'6" x 6' (1.98m x 1.83m)

EPC Rating: F

Council Tax Band: D (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?

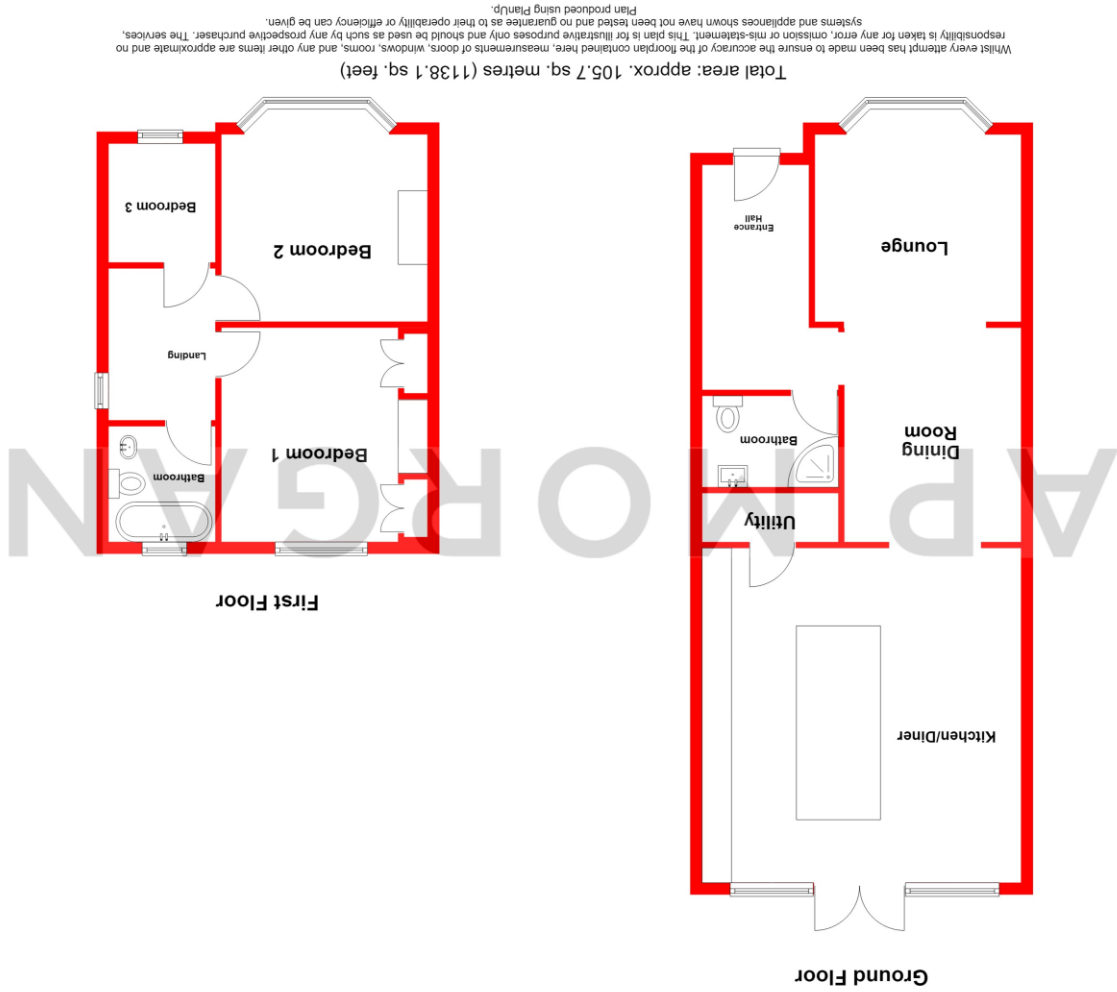
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 authority to give 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.