oulsnam



# 15 Cyprus Avenue, Astwood Bank, B96

EPC: D



** NO ONWARD CHAIN** This characterful and versatile four-bedroom extended semi-detached home, presents generous living accommodation in a most sought-after village location, this  family home presents a rare opportunity to acquire a character-filled four bedroom home, that has been thoughtfully adapted with excellent potential for flexible family living whilst enjoying a generous sized private rear garden.

COUNCIL TAX BAND: TBC

EP RATING: D



LOCATION:

Perfectly positioned in the heart of Astwood Bank, this property enjoys close proximity to a wide range of local amenities, including a Post Office, pharmacy, and an excellent choice of pubs and restaurants, GP Surgery, all within walking distance. Families benefit from highly regarded schools nearby, including an Ofsted-rated 'Outstanding' primary, along with nurseries and a good secondary school. The area also boasts scenic countryside walks on the doorstep, while the nearby town of Redditch provides excellent transport links, with easy access to the M42 (junctions 2 & 3), and convenient rail and bus services.

SUMMARY OF ACCOMMODATION:

A charming and characterful four-bedroom extended semi-detached property, occupying a sought-after position within the popular village of Astwood Bank. Offered for sale with no onward chain, the property provides versatile and spacious accommodation, with the added benefit of a generous, mature rear garden.

The property is approached via a block-paved driveway providing parking for two cars. A double-glazed porch leads through a further double-glazed door into the welcoming living room.

The living room is full of character, featuring stairs rising to the first floor, a traditional fireplace with an open coal fire, exposed ceiling beams, solid oak wooden flooring and a box bay window to the front.

A stable door leads into the dining room, which has attractive quarry tiled flooring and a feature log burner. From here, a step down leads into the cottage-style kitchen, which has an open serving hatch through to the dining area. The kitchen is fitted with a Belfast sink, a range of wall and base units, wooden work surfaces, an eye-level double oven, gas hob and breakfast bar.

The kitchen is particularly bright and airy, benefiting from two double-glazed windows to the rear, together with feature ceiling latern. Quarry tiled flooring continues through the dining area, kitchen, inner hallway, shower room and utility area.

A latch door from the dining area leads to the inner hallway, providing access to bedroom four, currently suitable for use as a study or family room, together with a shower room and utility room.

The shower room comprises a corner shower cubicle, low-level WC and wash hand basin, with quarry tiled flooring.

The useful utility room houses space and plumbing for a fridge/freezer, washing machine and tumble dryer, together with a Belfast sink. This area offers excellent flexibility for individual living, with the combination of bedroom four/study/family room, shower room and utility facilities creating potential for a self-contained living area or additional kitchen facilities, subject to any necessary consents.

A door from the utility room provides access to the rear garden.

First Floor

The first floor is approached via a split-level landing.

Bedroom one is a double bedroom with built-in wardrobes, a dressing area and an original fireplace.

Bedroom two is also a double bedroom.

The principal four-piece bathroom is fitted with a charming claw-foot freestanding bath, pedestal wash hand basin, storage cupboard, low-level WC and bidet. The room benefits from wooden flooring, an airing cupboard and an obscure double-glazed window to the rear.

The split-level landing continues to a dressing room serving the attic bedroom. The dressing room has a range of full-length built-in wardrobes and provides access to a modern shower room, which includes a double shower cubicle, pedestal wash hand basin and low-level WC.

From the dressing area, paddle stairs lead to a further double bedroom within the attic space. The bedroom has fitted wardrobes, useful eaves storage space and two Appex windows.

Outside

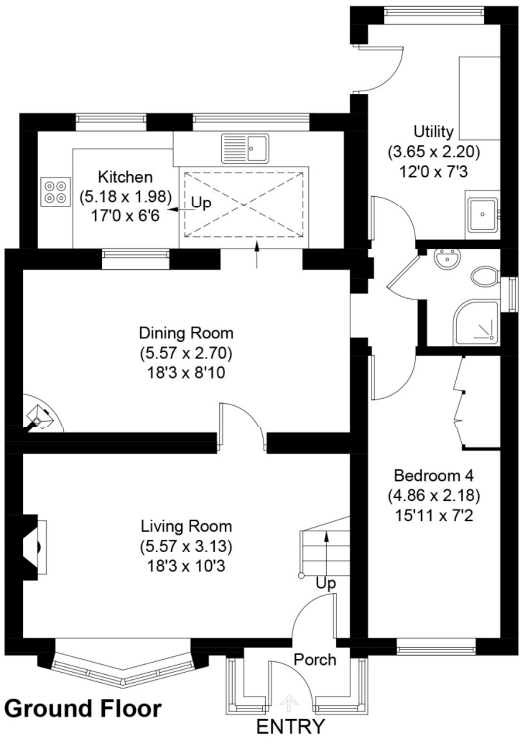
To the rear is a generous, mature and well-stocked landscaped garden, providing a private and peaceful setting. The garden incorporates a variety of seating areas, making it well suited to outdoor entertaining and relaxation, together with a summer house.



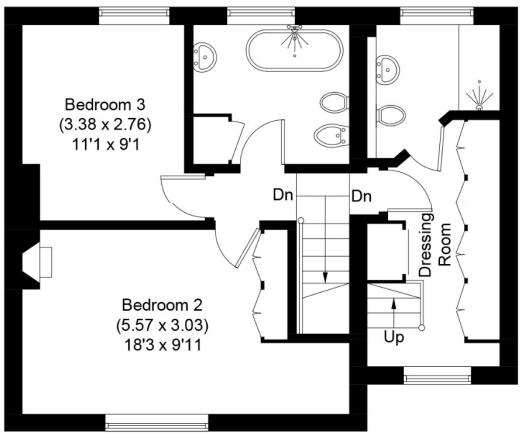


# Cyprus Avenue

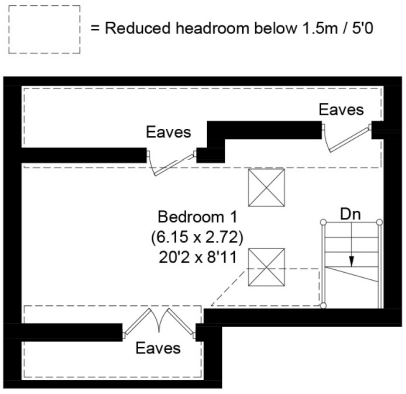
Approximate Gross Internal Area
Ground Floor = 75.2 sq m / 809 sq ft
First Floor = 51.4 sq m / 553 sq ft
Second Floor = 17.5 sq m / 188 sq ft
Total = 144.1 sq m / 1550 sq ft
(Excluding Eaves)




**Ground Floor**




**First Floor**




**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.








BREAD




**THE CONSUMER PROTECTION REGULATIONS**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor. advised to obtain verification from their solicitor or surveyor.

**MONEY LAUNDERING REGULATIONS**

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

**FLOOR PLANS**

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

**PROPERTY INFORMATION QUESTIONNAIRE**

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

**FIXTURES AND FITTINGS**

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

**GENERAL ADVICE**

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

**REFERRAL FEES**

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

**10a Church Green East, Redditch, B98 8BP**

**Tel: 01527 584499 | redditch@oulsnam.net**