AP MORGAN



Foregate Street, Astwood Bank, Redditch

Offers in the region of £240,000

Features:

- Mid-terraced cottage in the sought-after village of Astwood Bank, Redditch
- Beams throughout and oak doors for real character
- Spacious lounge with a log burner and an open window through to the conservatory
- Entrance hall that doubles as a dining space, with a fireplace, stairs and a large storage cupboard
- Well-fitted kitchen
- Conservatory with French doors opening onto the garden
- Two double bedrooms
- Generous rear garden with a patio, a lawn and a summer house at the top

Description:

Beams, a log burner and a garden with a summer house. Need we say more?

Some homes just feel right the moment you step inside, just like this one.

Tucked away on Foregate Street in sought-after Astwood Bank, this mid-terraced cottage packs a lot of charm into its two double bedrooms and two reception rooms. Beams run through the home, oak doors add warmth at every turn, and the garden stretches out behind with a summer house waiting at the top. It is a village home with real personality, and Redditch is right on your doorstep.

Our agents say...

We love a cottage with character, and this one has it in spades.

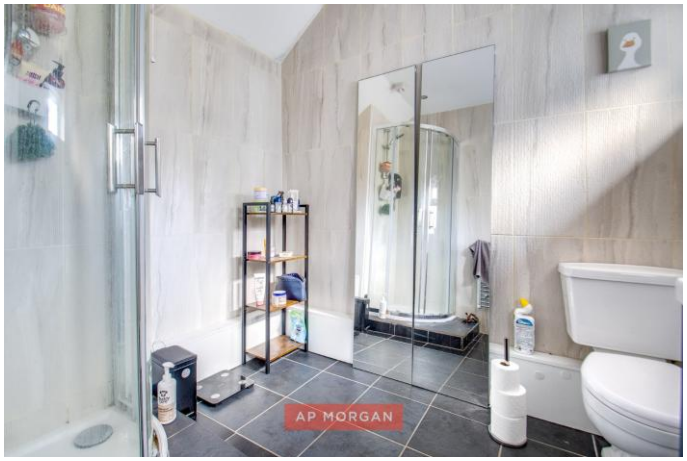
Start in the entrance hall. It does more than say hello. There is room for a dining table, a fireplace to gather around, the stairs, and a large storage cupboard to hide away the everyday clutter. Dinner here, with the fire as a backdrop, will feel properly special.

Then comes the lounge. It is spacious, it has a log burner, and it opens through a window into the conservatory. Picture a winter evening with the burner glowing and a good film on. Now picture a summer morning with the French doors thrown open and the garden calling. Both work beautifully.

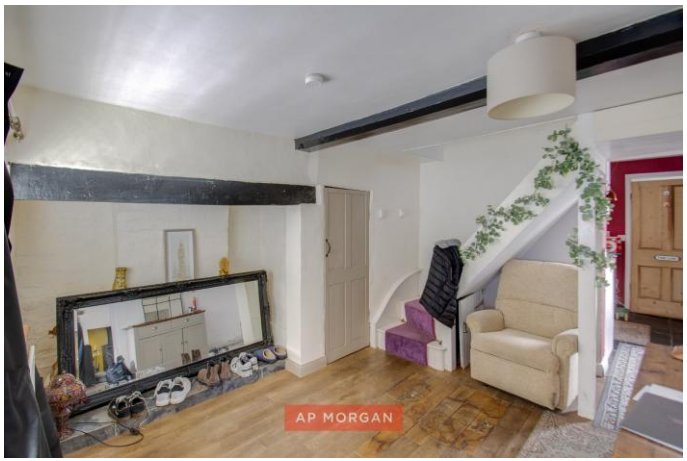












Outside, the garden gives you plenty of room. There is a patio for morning coffee, a lawn for the dog or the kids, and a summer house at the far end. Use it as a garden bar, a hobby room or a quiet spot to work from home. You decide.

The kitchen is well fitted and ready to go. Upstairs, both bedrooms are doubles, so there are no squeezed-in compromises. And the downstairs shower room keeps life simple.

Astwood Bank is a village people choose and then stay in. Homes like this rarely hang around. Get in touch with AP Morgan today and come and see it for yourself.

Details:

Dining Room *12'4" x 11'6" (3.76m x 3.5m)*

Lounge *12'4" x 11'3" (3.76m x 3.43m)*

Kitchen *7'9" x 8'3" (2.36m x 2.51m)*

Conservatory *12'7" x 9'1" (3.84m x 2.77m)*

Bathroom *7'3" x 8' (2.2m x 2.44m)*

Bedroom One *12'2" x 9'8" (3.7m x 2.95m)*

Bedroom Two *9' x 9' (2.74m x 2.74m)*

WC









EPC Rating: D
Council Tax Band: B (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

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

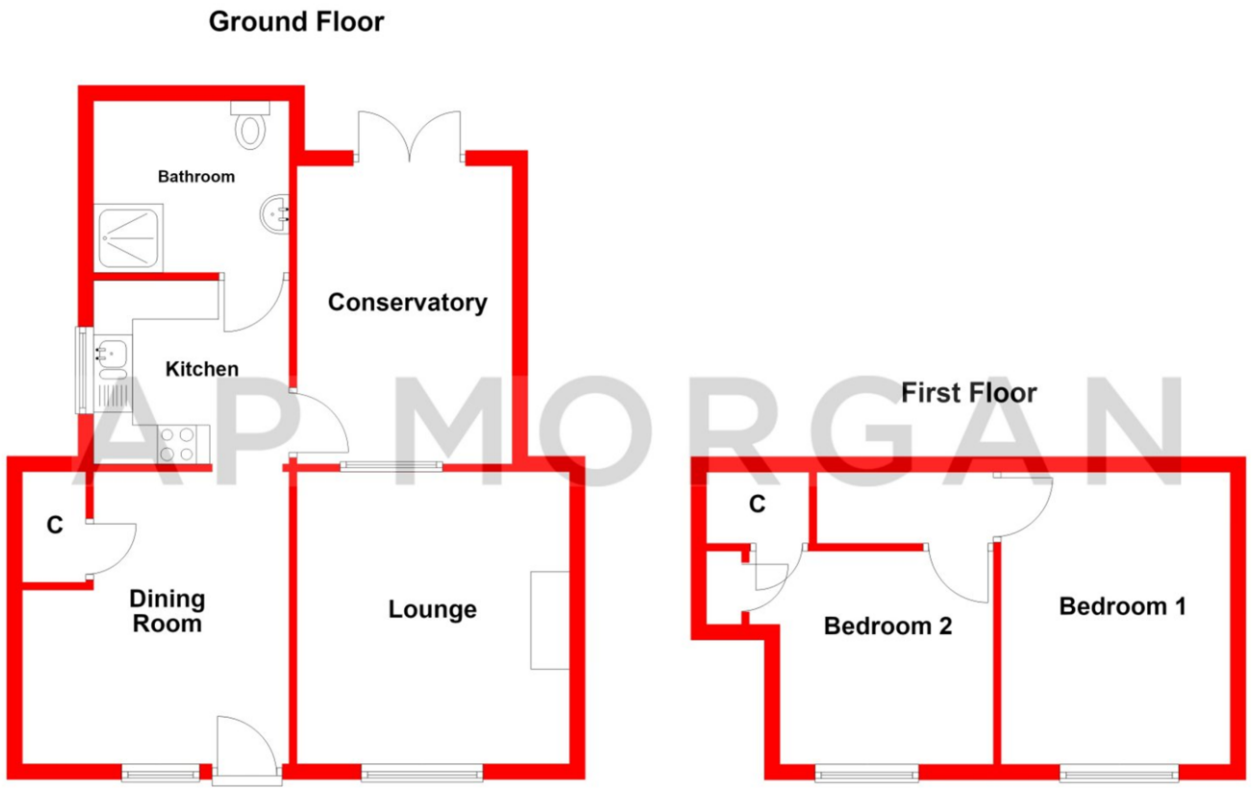
How can we help you?

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

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.



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Total area: approx. 73.2 sq. metres (787.7 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 PlanUp.

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