



**Joseph Perkins  
Close**

REDDITCH

Offers In Excess Of:

**£500,000**



# Four Bedroom Detached Property

## Features.

- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- PRINCIPLE BATHROOM
- WELL APPOINTED KITCHEN & SEPARATE UTILITY
- DINING ROOM
- SPACIOUS LOUNGE
- STUDY/WORKSPACE
- GUEST CLOAKROOM
- OFF ROAD PARKING & DETACHED GARAGE
- DESIRABLE VILLAGE LOCATION

## Description.

Summary: A delightfully presented four double bedroom detached family home offered with a modern well appointed kitchen and separate utility, two reception rooms, study, en-suite to the master bedroom and off road parking with a detached garage. Situated in the desirable village location of Astwood Bank.

Description: This property has been very well maintained throughout with the accommodation briefly comprising:- An inviting entrance hall with a flowing layout and guest cloakroom, A spacious lounge with feature fireplace, dual aspect windows and doors to the rear garden, a second reception room/dining room with a front aspect window, a study/workspace with rear aspect window, a modern and well appointed kitchen with a range of high gloss fitted units, integrated appliances, a contrasting island providing a convenient seating area, access to the separate utility and doors to the rear garden. A rising staircase leads from the hall to the first floor with a gallery style landing offering a generously proportioned master bedroom with two built in wardrobes, dual aspect windows and shower room en-suite, an additional two well proportioned bedrooms both benefiting from built in storage, a fourth double bedroom with front aspect window and the main principle bathroom with bath and shower over, basin and WC.

Outside: The front aspect of the property is approached by a ramp leading to a canopied entrance to the main residence. The driveway is at the side of the property providing access to both the rear garden and the detached garage. The rear of the property offers a wonderful space to dine or entertain friends and family with a neatly maintained lawn, paved patio and an array of well stocked feature flower beds. An enclosed aspect is provided by brick built boundaries overlooking an allotment.



Location: Situated in the sought after village of Astwood Bank, the property benefits from having a number of local amenities, including Post Office, Pharmacy and a number of pubs/ restaurants all within walking distance. Along with an outstanding rated primary school, there are many nurseries and a good high school all within easy walking access. The village of Astwood Bank offers some stunning country walks, all just a stones throw away. In addition, the town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links.

Room Dimensions:

Hall

Downstairs WC

Lounge: 20' 8" x 11' 3" (6.30m x 3.43m)

Dining Room: 11' 3" x 10' 0" (3.43m x 3.05m)

Kitchen: 18' 4" x 11' 3" (5.60m x 3.43m) max

Utility Room: 6' 9" x 5' 1" (2.07m x 1.55m) max

Study: 10' 4" x 6' 2" (3.15m x 1.90m)

Garage: 16' 6" x 8' 4" (5.05m x 2.55m)

Stairs To First Floor Landing

Master Bedroom: 18' 2" x 11' 3" (5.55m x 3.43m) max

En Suite: 7' 8" x 7' 6" (2.35m x 2.30m) max

Bedroom Two: 11' 3" x 10' 11" (3.45m x 3.35m)

Bedroom Three: 11' 3" x 9' 4" (3.45m x 2.85m)

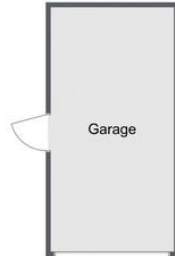
Bedroom Four: 11' 6" x 9' 0" (3.52m x 2.75m)

Bathroom: 7' 4" x 6' 7" (2.25m x 2.02m)



# Joseph Perkins Close, Astwood Bank

## Ground Floor



## First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: C

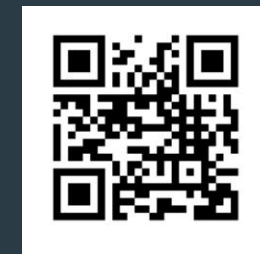
COUNCIL TAX BAND: F

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

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Alternatively, you can scan below to view all of the details of this property online.



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