

# Sanders & Sanders

ESTATE AGENTS

## EVESHAM ROAD ASTWOOD BANK WORCESTERSHIRE



A unique, and very versatile, detached family home boasting a most splendid, sizeable rear garden and having a delightful ground floor annex with lounge/bedroom/dining room, having patio doors enjoying views of the rear garden, (we are informed that pipework is available in the lounge for a kitchenette), bathroom and WC. The extended accommodation comprises: Lounge, rear sitting room, breakfast kitchen, rear conservatory, four bedrooms, bathroom, driveway parking and generous double garage with utility area.

### £550,000

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# Evesham Road, Astwood Bank, Worcestershire, B96 6BD

## Lounge

18'0" x 13'11" (5.48 x 4.25)



## Rear Conservatory

10'11" x 7'10" (3.33 x 2.39)

## Sitting Room

18'3" x 11'7" (5.57 x 3.54)



## Annex Bedroom/Dining Room/Lounge

15'11" x 14'4" (4.84 x 4.36)

## Breakfast Kitchen

20'8" x 8'11" (6.31 x 2.71)



**Annex Bathroom**



**Bedroom Two**  
**14'2" x 12'0" (4.31 x 3.66)**



**Bedroom One**  
**19'5" x 11'7" (5.93 x 3.54)**



**Bedroom Three**  
**16'1" x 9'11" (4.90 x 3.03)**



**Bedroom Four**  
**12'7" x 11'1" (3.84 x 3.37)**



## Bathroom



## Rear Garden



## Garage 22'10" x 16'2" (6.95 x 4.92)

## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Approximate Gross Internal Area = 228.8 sq m / 2463 sq ft  
(Including Garage / Annexes)

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

## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.