



Butler Street, Astwood Bank B96 6BS | £234,950  
Three Bedroom Semi Detached Property

**Features:**

- Three Double Bedrooms
- Extends Across Three Floors
- Lounge
- Dining Room
- Rear Garden

**Summary:**

This property is deceptively spacious and extends across three floors, offering three double bedrooms and two reception rooms. Located in the sought after village location of Astwood Bank.

**Description:**

A well presented three bedroom semi detached property situated in the sought after village location of Astwood Bank, the accommodation briefly comprising:- A lounge with front aspect window and feature fireplace, A second reception room with versatile use for more formal dining. The kitchen has fitted units and some integrated appliances to include; fridge and separate freezer also benefiting from access to the rear garden. Completing the ground floor is the family bathroom with bath, shower over, sink and WC. A rising stair case leads to the first floor with a spacious master bedroom and further second double bedroom. Bedroom three is of a double in size and is located on the second floor.

**Outside:**

The front aspect of the property is approached by a paved front garden leading to a canopied entrance with side gate access to the rear. The rear garden has a large paved patio for dining or entertaining with timber shed storage and a neatly maintained lawn with mature trees.

**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:**

**Lounge:**  
12' 5" x 12' 3" (3.80m x 3.75m) max

**Dining Room:**  
12' 3" x 11' 5" (3.75m x 3.50m)

**Kitchen:**  
12' 3" x 6' 8" (3.75m x 2.05m)

**Bathroom:**  
7' 11" x 6' 8" (2.42m x 2.05m)

**Stairs To First Floor Landing**

**Master Bedroom:**  
12' 3" x 11' 5" (3.75m x 3.48m) max

**Bedroom Two:**  
12' 3" x 10' 11" (3.75m x 3.35m)

**Stairs To Second Floor Landing**

**Bedroom Three:**  
12' 3" x 10' 10" (3.75m x 3.32m) max

**EPC:** D  
**Council Tax Band:** B  
**Tenure:** Freehold

For more information on Butler Street or to arrange a viewing, please call the Redditch Office on 01527 540 654

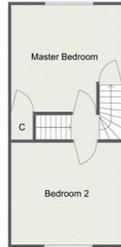


# Butler Street, Astwood Bank

## Second Floor



## First Floor



## Ground Floor



Total Area Approx:  
88.1 sq metres (949 sq ft)

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.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.