



New Road, Astwood Bank, Redditch B96 6AW

£220,000

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The property briefly consists of an entrance porch, a cozy lounge with a log-burning stove, and a breakfast kitchen fitted with a range of wall and base units, an integrated oven, and a breakfast bar. A rear porch provides access to the garden. Stairs rise from the kitchen to the first floor, leading to a spacious double bedroom and a bathroom.

The rear garden is beautifully maintained, featuring a paved patio, a pergola with seating, a large timber shed, and a lawn bordered by well-stocked flower beds. The garden is fully enclosed by fenced boundaries and includes an access gate. To the front, there is gated access to a gravelled seating area, along with private off-road parking accessed off Tookeys Drive and additional shared parking from New Road.

Room Dimensions:

Kitchen 2.74m x 3.72m (8'11" x 12'2")

Lounge 3.72m x 3.65m (12'2" x 11'11") max

Stairs To First Floor

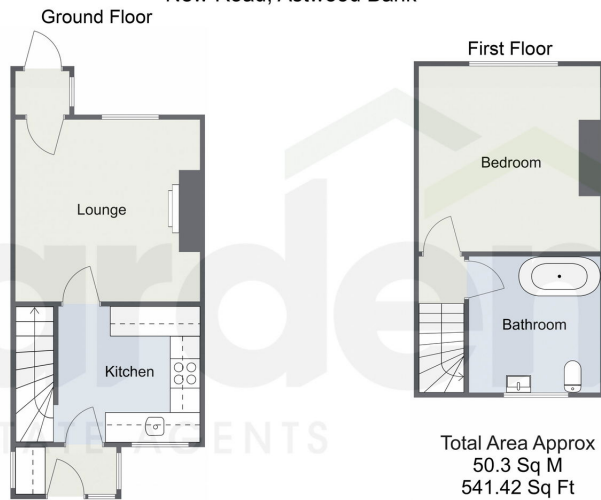
Bedroom 3.68m x 3.74m (12'0" x 12'3") max

Bathroom 2.9m x 2.73m (9'6" x 8'11")

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.



New Road, Astwood Bank



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.

- Sought After Location
- Beautifully Maintained Rear Garden
- Breakfast Kitchen
- One Bedroom Cottage
- Private and Shared Off Road Parking
- First Floor Bathroom
- Cozy Lounge with Log Burner



Energy performance certificate (EPC)

3, New Road, Astwood Bank, REDDITCH B96 5AW	Energy rating C	Valid until: 16 December 2025
		Certificate number: 8793-7334-9929-1496-9253

Property type: Mid-terrace house
Total floor area: 64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

01527 540 654

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

