



Puddlestone Close, Astwood Bank, Redditch
£650,000

4 bedroom detached house for sale | Freehold



NIKKI HOMES
PROPERTY CONSULTANTS

Puddlestone Close, a private gated development consisting of only six properties that were built in 2015 by the luxury developer Kendrick Homes and offering stunning countryside views to rear.

The property is situated within the popular village of Astwood Bank on the Warwickshire Worcestershire border, therefore offering superb transport links to nearby towns and cities. The village itself provides a range of cafes and public houses.

This stunning home has been beautifully decorated and well maintained by the current homeowner who has owned the property since new, creating a home this is perfect for families or executive couples.

To the ground floor the property comprises; entrance hall with w/c, large open plan kitchen / breakfast room with integrated appliances, utility, panelled separate living room with french doors to garden and a formal dining room which could be utilised as an office.

The first floor offers four bedrooms of which all can comfortably hold double beds with a stunning master bedroom with countryside views, walk-in wardrobe and en-suite. A four piece family bathroom services the other bedrooms.

Typically with new homes, you are left with a postage stamp garden. However, 1 Puddlestone Close benefits from the larges plot of the development which swings behind the double garden to a further lawn space that becomes a real sun trap.

A detached double garage with electric door is positioned to the side of the property with ample parking in front for three vehicles.

The residents of Astwood Bank contribute a small monthly fee of £41.94 the private management company owned by the residents for the private road to contribute to the likes of liability insurance, gardening, gate maintenance and Directors insurance.

Viewings

Strictly by prior appointment via the selling agent.

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MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty what ever in relation to this property on behalf of WHF, nor enter into any contract on behalf of the Vendor
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Council Tax Band: F
Tenure: Freehold
Parking options: Garage
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area inc. Garage
226.68 Sq m - 2439.96 Sq ft



This plan is for illustration purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only
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