

AP MORGAN



Summerhouse Close, Callow Hill, Redditch
Offers in excess of £475,000

Features:

- Four-bedroom detached home
- Extended refurbished kitchen
- Spacious lounge & study
- New family bathroom
- Main bedroom with fitted wardrobes & dressing area
- En-suite + ground floor WC
- Landscaped rear garden
- Driveway & garage

Description:

This beautifully presented and thoughtfully updated four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Set in a desirable residential location, the property has been significantly improved by the current owners, combining contemporary finishes with a practical layout.

At the heart of the home is the extended kitchen/dining room, which has been tastefully refurbished to create a bright and sociable space perfect for both everyday living and entertaining. The ground floor also features a comfortable lounge, a separate study ideal for home working, and a convenient WC, all arranged to provide a flexible and functional living environment.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The main bedroom has been recently upgraded to include stylish fitted wardrobes and a dedicated dressing area, providing a luxurious and organised retreat. A newly fitted bathroom serves the remaining bedrooms, while the principal bedroom also enjoys the benefit of an en-suite.

Externally, the home boasts a lovely landscaped rear garden, thoughtfully designed with a combination of patio seating areas, lawn, and a charming, covered pergola—perfect for outdoor dining and relaxation. To the front, there is ample off-road parking along with access to the integral garage and side gate access to the rear garden.

Callow Hill is a sought-after residential location surrounded by beautiful countryside, while still offering excellent access to local amenities. The area is well-served by reputable schools, nearby parks such as Morton Stanley Park, and popular pubs including The Brook Inn and The Bramley Cottage. Additionally,



Redditch Golf Club is just a short distance away. Redditch town centre provides a wealth of shopping, leisure, and entertainment options, as well as convenient transport links, including access to the M42 motorway (Junctions 2 & 3) and reliable bus and rail connections.

Details:

Hall

Lounge 16'8" x 12'5" (5.08m x 3.78m)

WC 4'4" x 5'7" (1.32m x 1.7m)

Kitchen/Dining Room 22'3" x 34'6" (6.78m x 10.52m)

Study 7'2" x 5'7" (2.18m x 1.7m)

Garage 14'1" x 8' (4.3m x 2.44m)

Landing

Bedroom 1 12'11" x 12'10" (3.94m x 3.9m)

Ensuite 5'2" x 7'9" (1.57m x 2.36m)

Bedroom 2 10'4" x 8'6" (3.15m x 2.6m)

Bedroom 3 12'7" x 7'9" (3.84m x 2.36m)

Bedroom 4 9'9" x 7'5" (2.97m x 2.26m)

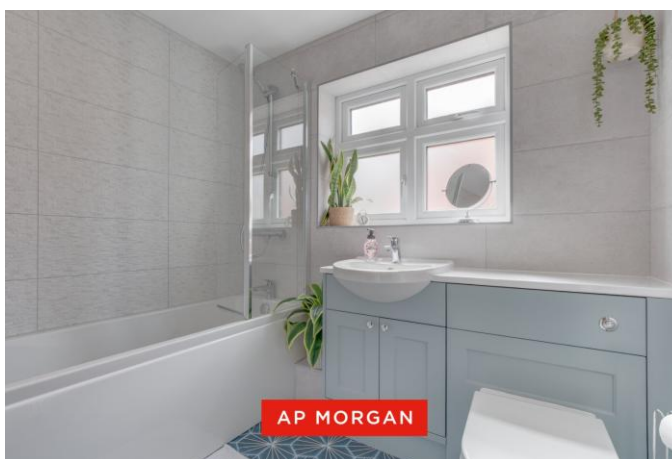
Bathroom 7'9" x 5'9" (2.36m x 1.75m)

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

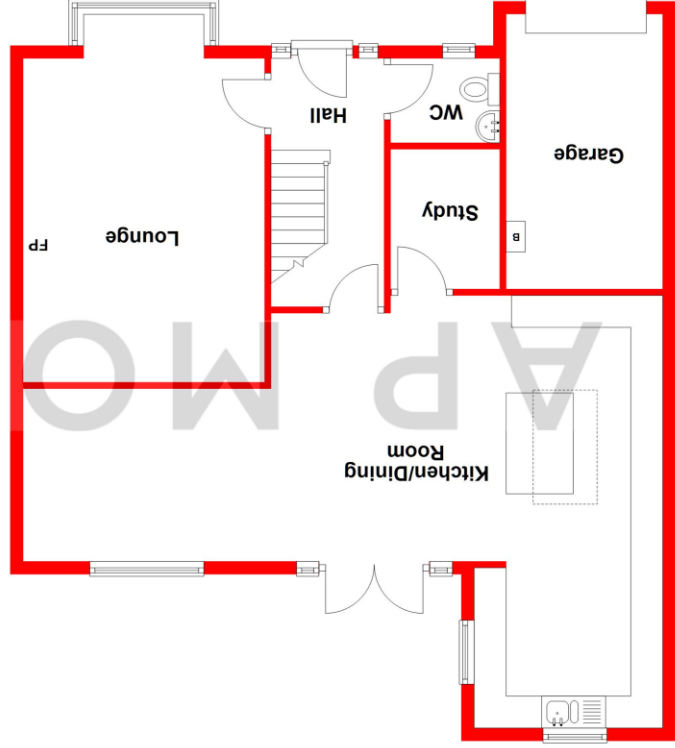
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

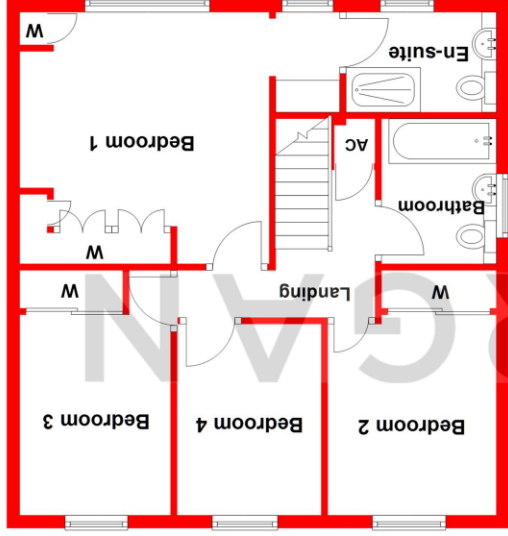
Ground Floor

Approx. 88.4 sq. metres (952.0 sq. feet)



First Floor

Approx. 58.9 sq. metres (634.5 sq. feet)



Total area: approx. 147.4 sq. metres (1586.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planip.

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