



AP MORGAN

Wychbold Close, Callow Hill, Worcestershire
Offers in the region of £425,000

Features:

- Private plot at the end of a quiet cul-de-sac
- Four double bedrooms including master with ensuite
- South-westerly facing, low maintenance rear garden
- Detached garage plus two driveways
- Generous lounge with gas fire and garden doors
- Well fitted kitchen with integrated appliances and utility room
- Mature trees along the left boundary for added privacy
- Walking distance to Morton Stanley Park and excellent local schools

Description:

You've been looking for something tucked away in Callow Hill. Here it is!

Callow Hill is the kind of address people move to and never leave. It's consistently rated family-friendly, peaceful and walkable, with Morton Stanley Park practically on your doorstep. Think zip wires, skate parks, wildflower meadows, football pitches and views all the way to the Malverns. Then there's Arrow Valley Country Park, over 900 acres of open space with a lake, ideal for weekend walks, runs or just switching off. St Augustine's, the area's Ofsted Outstanding secondary school, is just up the road. The M42 and M5 are both within easy reach when you need them. It's the kind of location that quietly ticks every box.

The house itself sits at the end of a quiet cul-de-sac on a private plot, with a line of mature trees along the left boundary giving it a real sense of seclusion on that side. Two driveways to the front give you plenty of parking, one tarmac leading to the detached garage and a block-paved run up to the front door, which sits beneath an open canopy porch that gives the property a really welcoming first impression.

Inside, everything is tastefully presented and ready to enjoy. The lounge has a real focal point in the gas coal effect fire, with large sliding glazed doors that open directly onto the rear garden, making the whole space feel bigger and brighter than you'd expect. It flows naturally into a dining area that doubles up perfectly as a second sitting room or playroom depending on what your life looks like. The kitchen is well fitted with integrated appliances including a double oven, dishwasher and gas hob, with a useful utility room handling the laundry out of sight.

All four bedrooms are doubles. The main bedroom has its own ensuite and the family bathroom is modern and well finished throughout.



The rear garden is south-westerly facing, which means afternoon and evening sun right through summer. It's been designed for low maintenance living with a generous L-shaped block-paved patio, artificial lawn and timber sleeper edging stepping down to a sunken seating area.

If Callow Hill has been on your radar, this is the one to see. Give us a call and we'll get you in.

Details:

Entrance Hall

Guest W/C

Lounge 4.74 x 3.49

Dining Room 3.68 x 2.75

Kitchen 4.73 x 2.81 Max

Utility Room

Garage 5.44 x 2.54

Bedroom One 3.63 x 3.33

En-suite 0.99 x 2.05

Bedroom Two 3.63 x 2.85

Bedroom Three 3.07 x 3.10 Max

Bedroom Four 3.39 x 2.15

Bathroom 1.99 x 2.29 Max

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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Property to sell?

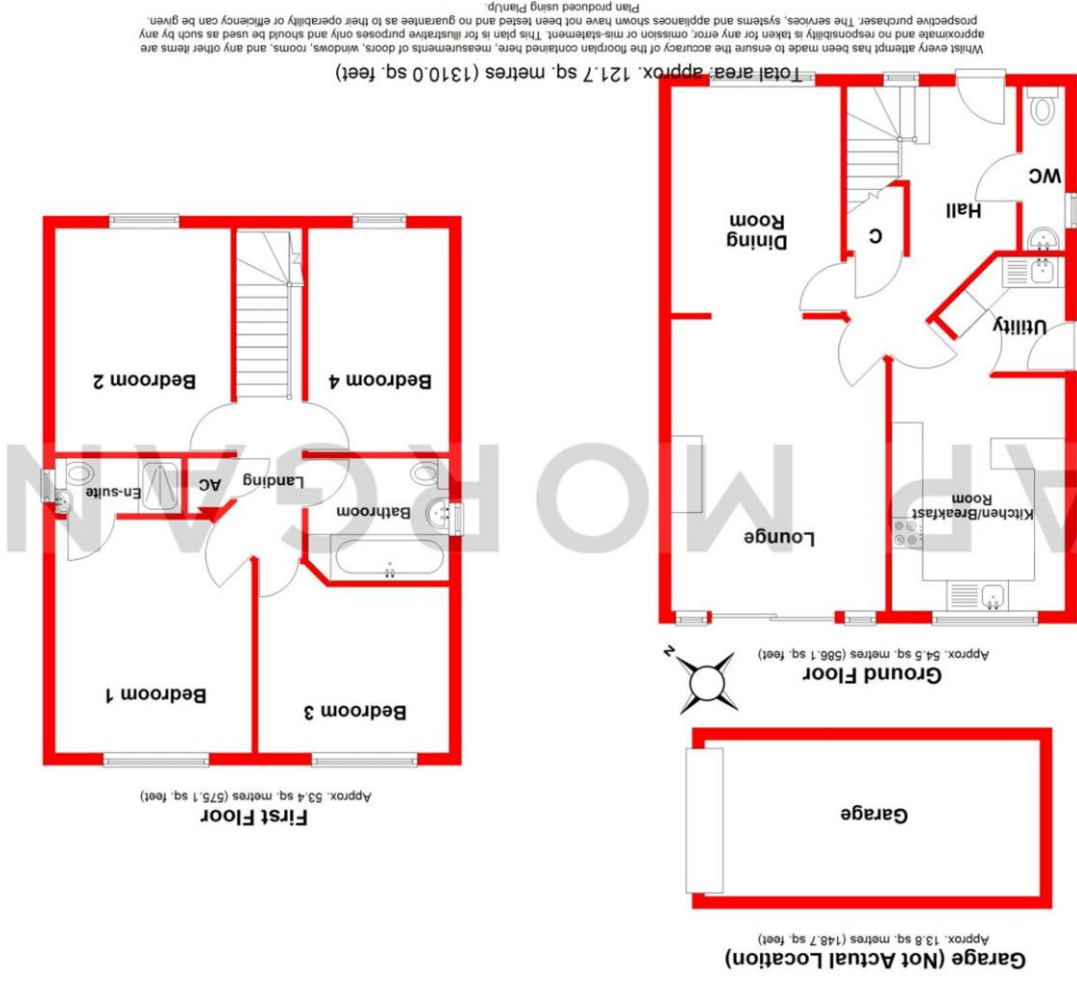
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