

AP MORGAN



Underwood Close, Callow Hill, Redditch
Offers in the region of £375,000

Features:

- Spacious detached property
- Three bedrooms
- Spacious open-plan lounge/diner
- Well-fitted kitchen
- Handy utility space
- Great conservatory
- Landscaped rear garden
- Multi-car driveway and single garage

Description:

Welcoming you to this well-presented detached home, offering three bedrooms, a generous open-plan lounge/diner, a well-equipped kitchen, a fantastic conservatory, and a rear garden, with the added benefits of a large multi-car driveway and single garage. The property is situated in a quiet cul-de-sac in Callow Hill, Redditch.

On arrival, the property boasts a large driveway suitable for multiple vehicles, with trees and shrubbery on either side for added privacy. The garage is positioned to the left, a gate providing access to the rear garden is located to the right, and the main entrance sits centrally.

The ground floor welcomes you into the entrance hall, which comprises stairs rising to the first floor, a WC fitted with a toilet and wash basin, and access to both the lounge and kitchen. The lounge is spacious and ideal for comfort and family entertainment, while being open plan to the dining room, which comfortably accommodates a family dining table. The dining area leads through sliding doors into the fantastic conservatory, providing an additional space for relaxation during the warmer months.

Returning through the hall, the kitchen is well fitted with ample storage and worktop space, an integrated double oven, a gas hob with extractor hood, and access to a useful understairs storage cupboard. The utility room leads on from the kitchen and is fitted with additional worktop and storage space, a sink, and room for freestanding appliances. It also provides access to the garage and, via a separate door, the rear garden.

The first floor leads onto the landing and into bedroom one, a generous double room with a large fitted sliding-door wardrobe; bedroom two, another double bedroom; and bedroom three, a single bedroom that would also make an ideal office or nursery. The family bathroom is also situated on the first floor and comprises a toilet, wash basin, and shower cubicle.



The landscaped rear garden opens onto a spacious patio, ideal for outdoor furniture, al fresco dining, and entertaining. Steps lead down to a lawned area bordered by mature bushes and trees, with a pond located near the patio.

Situated in a quiet and sought-after location in Callow Hill, the property is ideally placed for local schools, including The Vaynor First School and Walkwood Church of England Middle School, as well as countryside walks at Morton Stanley Park and the local golf course. Redditch Town Centre is also just a short journey away, offering a wide range of amenities, along with the bus and train stations.

Details:

Entrance Hall

Lounge 8'1" x 10'1" (2.46m x 3.07m)

Dining Room 11'3" x 8'2" (3.43m x 2.5m)

Conservatory 14'9" x 8'2" (4.5m x 2.5m)

Kitchen 11'3" x 7'10" (3.43m x 2.4m)

Utility Room 6' x 8'2" (1.83m x 2.5m)

Garage 17'8" x 8'2" (5.38m x 2.5m)

Landing

Bedroom One 14' x 9'1" (4.27m x 2.77m)

Bedroom Two 11'3" x 9'2" (3.43m x 2.8m)

Bedroom Three 9'8" x 6'10" (2.95m x 2.08m)

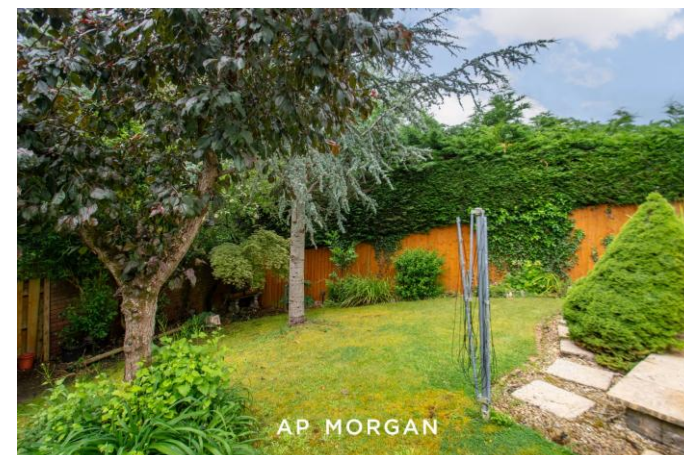
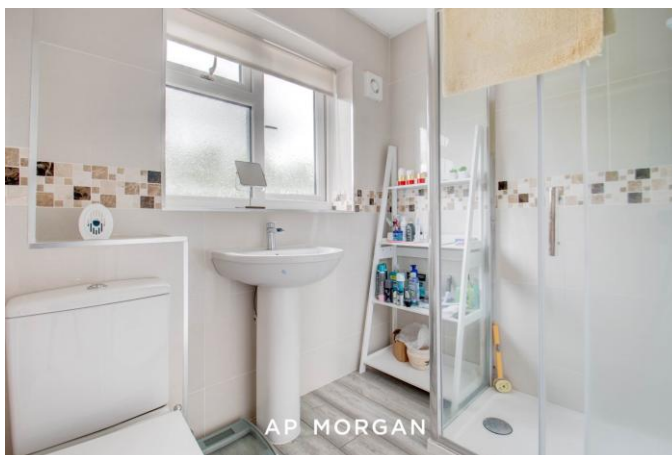
Bathroom 5'6" x 6'10" (1.68m x 2.08m)

EPC Rating: To be confirmed

Council Tax Band: D (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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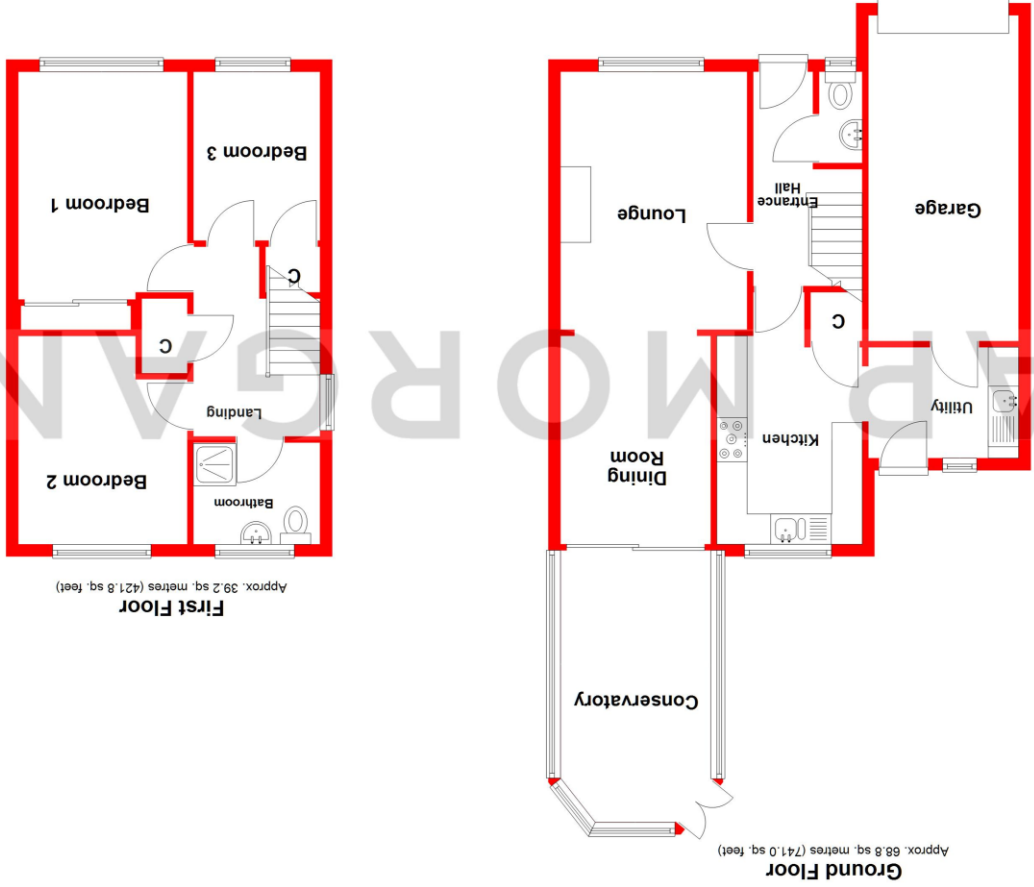
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Total area: approx. 108.0 sq. metres (1162.8 sq. feet)

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 Planlup.

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