

AP MORGAN



Foxholes Lane, Callow Hill, Redditch
Asking Price £520,000

Features:

- Five-bedroom detached family home in a quiet Callow Hill cul-de-sac
- Three double bedrooms and two single bedrooms, ideal for growing families
- Master bedroom with fitted wardrobes and en-suite bathroom
- Modern kitchen with new induction hob and free-standing fridge/freezer
- Double garage, powered with electric and water, ideal for parking, storage, or conversion
- Spacious driveway with plenty of off-road parking
- Two loft spaces, one boarded with fitted ladder access for extra storage
- Downstairs WC plus separate utility toilet, perfect for busy family mornings

Description:

Looking for a peaceful neighbourhood in Callow Hill? Needing space for the whole family? Look no further than this fantastic detached home on Foxholes Lane.

Tucked away in the sought-after village of Callow Hill, this five-bedroom detached home sits on a quiet cul-de-sac with a driveway big enough for the whole family's cars and a double garage to match. Inside, you'll find three double bedrooms, two further singles, a family bathroom, an en-suite, and two separate WCs, so there's never a queue on a Monday morning. Add a modern kitchen, a great rear garden, and two loft spaces for storage, and this is a family home built to be lived in, not just admired.

We asked them what made them buy it...

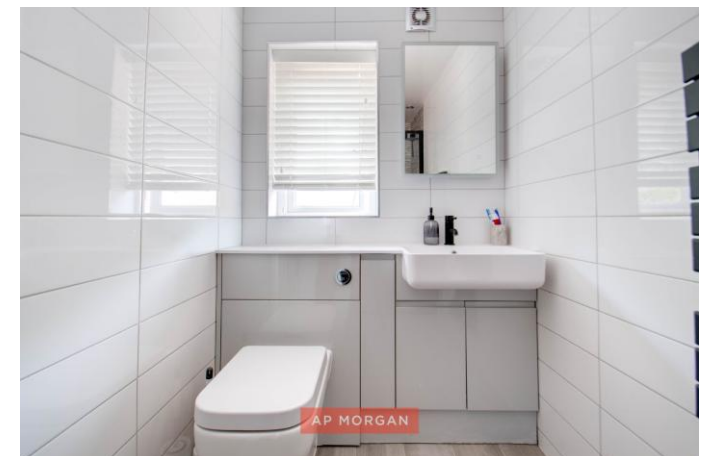
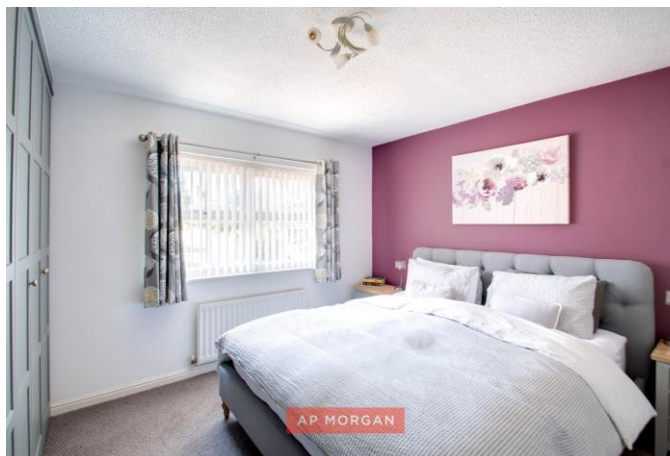
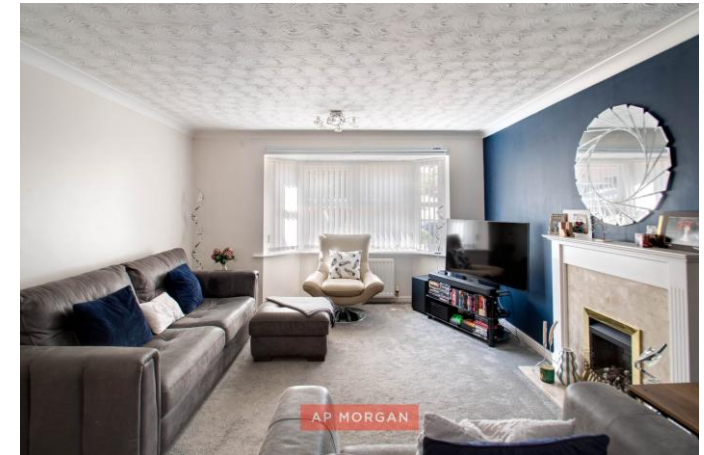
"The area is just so quiet, and it feels really safe for families with children. There's a great community here too, Callow Hill has its own village hosting seasonal activities for families throughout the year, which has been lovely for us. The schools in the catchment area are great, and we love being such a close walk from Morton Stanley Park, it's perfect for dog walks whatever the weather."

What about the house itself?

"It's the space that's made it work for us. There's room for everyone, and the bedrooms are big enough that they've grown with our family rather than us outgrowing them. Being on a cul-de-sac has meant it's always felt private and quiet, which matters when you've got kids."

Our agents say...

Honestly, it's the space that gets us every time. This is a home that gives every member of the family somewhere to be, big bedrooms, fitted wardrobes in two of them, and an en-suite off the master so nobody's fighting over the mirror.



The double garage is a real bonus too, it's already powered with electric and water, so whether you need parking, storage, or fancy converting it into a home gym or office, the groundwork's done for you. Two loft spaces mean you'll never run out of room to store Christmas decorations, either. And that cul-de-sac setting? It's the kind of quiet you can't manufacture.

If you're after a family home with room to grow in one of Redditch's best-loved villages, this one's worth seeing in person. Get in touch with AP Morgan today to book your viewing.

Details:

Entrance Hall

WC

Lounge 14'6" x 12'4" (4.42m x 3.76m)

Dining Room 12'5" x 12'6" (3.78m x 3.8m)

Kitchen 9'6" x 15'11" (2.9m x 4.85m) Both Max

Utility Room 9'6" x 8' (2.9m x 2.44m)

Toilet

Double Garage 17'6" x 17'3" (5.33m x 5.26m)

Landing

Master Bedroom 11'4" x 12'4" (3.45m x 3.76m)

En-suite

Bedroom Two 9'2" x 12'6" (2.8m x 3.8m)

Bedroom Three 8'11" x 10'6" (2.72m x 3.2m)

Bedroom Four 11' x 8'10" (3.35m x 2.7m) Both Max

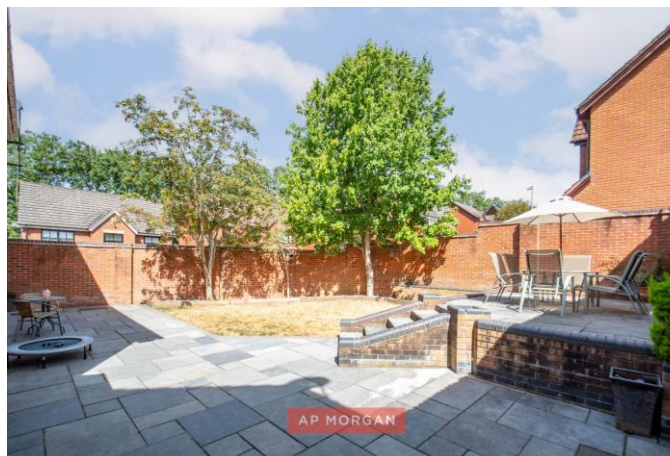
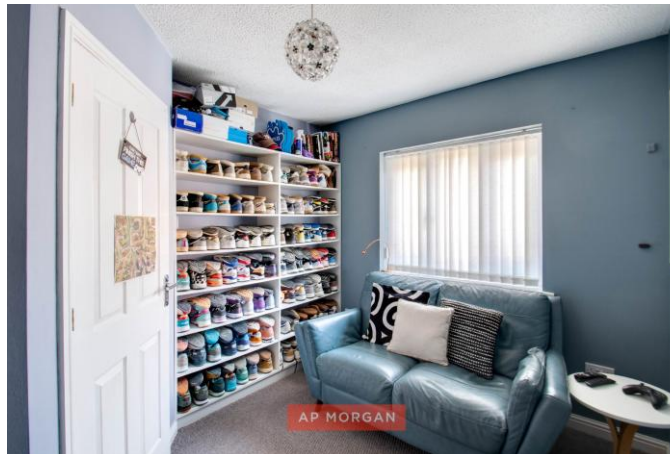
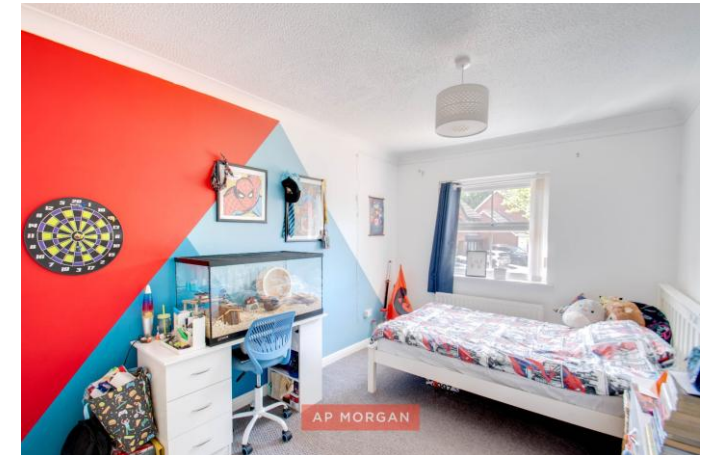
Bathroom 5'6" x 6'8" (1.68m x 2.03m)

EPC Rating: C

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?

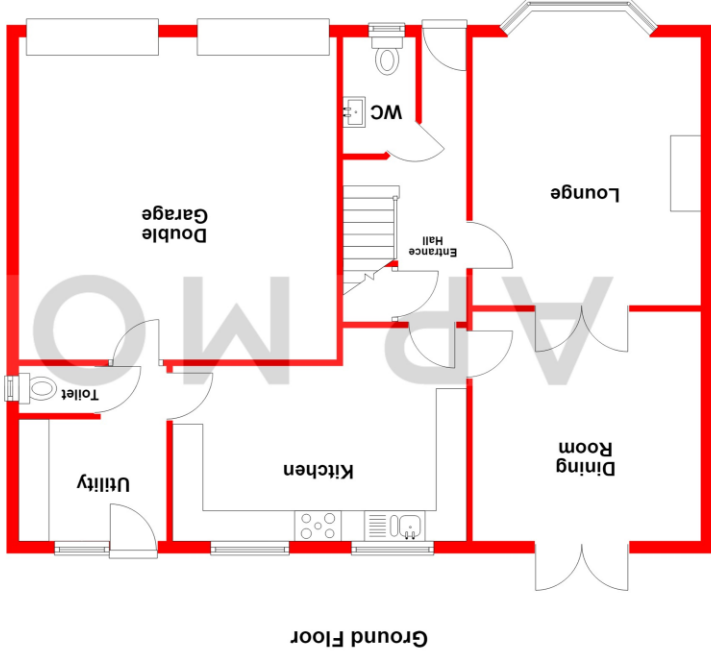
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

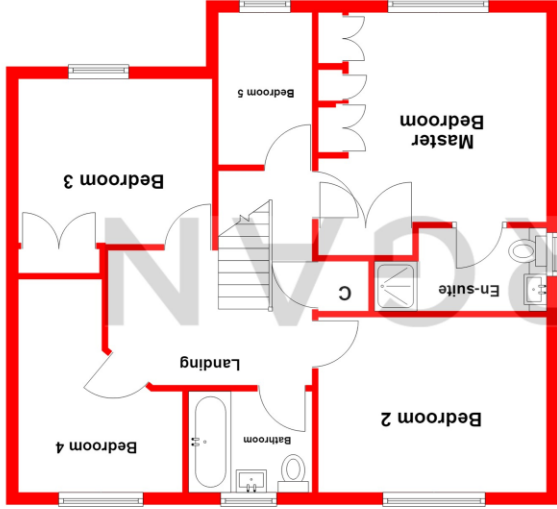
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

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



First Floor

Total area: approx. 161.1 sq. metres (1733.6 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.