

AP MORGAN



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

Features:

- Detached four bedroom family home
- Master bedroom with en-suite shower room
- Open plan living space
- Modern fitted kitchen/breakfast room
- Generous lounge with feature fireplace
- Beautifully landscaped gardens
- Private driveway and detached double garage
- This property benefit from a Mesh Wi-Fi system.
- EPC - D

Description:

An impressive, detached home, boasting four good-sized bedrooms, generous open plan living space, and a modern kitchen, situated in the highly sought-after area of Callow Hill.

The ground floor accommodation briefly comprises: Entrance porch, open plan dining room with open stairs rising to the first-floor landing and through to the impressive orangery with bi-fold doors, spacious lounge with a feature gas fireplace and sliding doors to the rear patio, fitted kitchen/breakfast room with an integrated dishwasher along with space for a range cooker along with further freestanding appliances, separate utility room with space for freestanding appliances, and the fourth bedroom (currently used as a snug/guest room) with an adjacent shower room.

The first-floor landing establishes: Bedroom one benefitting from dual aspect windows, fitted wardrobes and a handy en-suite shower room, double bedroom two with dual aspect windows, good-sized bedroom three with a handy storage cupboard, and the family bathroom.

Outside, to the rear is a beautifully landscaped private garden with an initial patio area perfect for garden furniture and entertaining, along with a well-maintained lawn.

To the front of the property is a well-manicured front garden, steps up to the entrance porch, the private driveway providing off-road parking, access to the detached double garage and a storage timber shed to the rear.

This property benefit from a TP-Link Omada Mesh Wi-Fi system.

Well placed in a quiet, sought after location in Callow Hill, the property is ideally situated for local schools (The Vaynor First School and Walkwood C of E Middle School), countryside walks to Morton Stanley Park and the local golf course, as well as being just a short ride away from Redditch Town Centre providing an assortment of amenities, bus station and train station.



Details:

Entrance Porch

Kitchen/Breakfast Room 15'4" x 8'6" (4.67m x 2.6m)

Dining Room 15'5" x 12'5" (4.7m x 3.78m)

Orangery 16'7" x 8'2" (5.05m x 2.5m)

Lounge 15'5" x 15'4" (4.7m x 4.67m)

Bedroom Four 11'2" x 11'8" (3.4m x 3.56m)

Downstairs Shower Room

Bedroom One with En-suite 11'4" x 11'6" (3.45m x 3.5m)

Bedroom Two 15'5" x 8'9" (4.7m x 2.67m)

Bedroom Three 7'7" x 8'6" (2.3m x 2.6m)

Bathroom

Double Garage

EPC Rating: To be confirmed

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.



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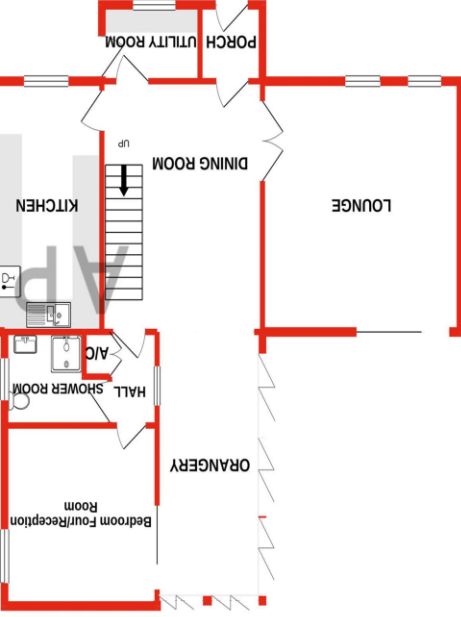
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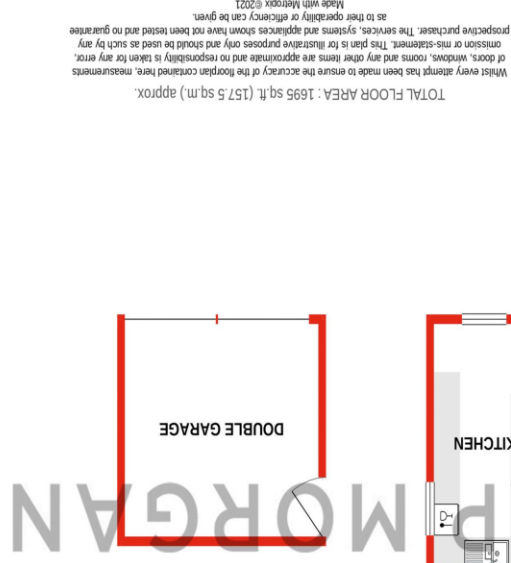
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GROUND FLOOR
1168 sq. ft. (108.5 sq.m.) approx.



1ST FLOOR
527 sq. ft. (49.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.
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