

AP MORGAN



Foxholes Lane, Callow Hill, Redditch
Offers in excess of £650,000

Features:

- Executive six bedroom detached family home
- Highly regarded cul-de-sac location
- Spacious accommodation laid over three floors
- Two reception rooms study & garden office
- Family bathroom, two en-suites & W/C
- Balcony views to woodland and open fields
- Private enclosed rear garden
- Driveway & large double garage

Description:

Occupying a secluded position within a highly sought-after cul-de-sac location in Callow Hill, Redditch, is this immaculately presented family residence; offering six bedrooms and generous living space spanning over three floors, double garage and a private rear garden which backs onto woodland and open fields beyond.

Situated at the end of a cul-de-sac overlooking an open green space to the front aspect, the unique property is the only house of its kind constructed on Callow Hill, and approached via a driveway access to the double garage which is fitted with electrical sockets and lighting.

The welcoming interior is entered via a lobby which provides access to a separate study and into the internal reception hall, ground floor guest w/c, spacious lounge with modern gas fireplace, conservatory, open plan family kitchen/dining room with the contemporary fitted kitchen offering integrated induction hob, double oven, combination oven, dishwasher and larder style fridge. To complete the ground floor is a separate utility room with inset sink and under counter fridge.

Rising upstairs the substantial first floor gallery landing has a further study area and doors radiating off to: Master bedroom with fitted wardrobes and en-suite shower room, double bedroom two also with en-suite shower room, good sized bedrooms three and four, and a modern family bathroom suite having bathtub and separate Aqualisa rainfall shower.

An additional staircase rises to a substantial loft conversion completed in 2021, which hosts two further double bedrooms both with large Velux Cabrio balcony windows opening up to provide each room with elevated views to woodland and open fields to the rear.

Moving outside the property offers a private rear garden being laid to initial block paved patio, lawn, timber fenced boundaries, side access, and a high specification fully insulated garden room constructed by Green Retreats which can be used all year round and offers flexibility to use as a home office/gym/studio.

Further benefits include: Gas fired central heating with pressurised water cylinder, house alarm, double glazing throughout, and excellent potential to extend the property further above the garage (Subject to relevant permissions)

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. It is also just a short ride away from Redditch Town Centre, providing an assortment of amenities, a bus station, and train station.



Details:

Lobby

Entrance Hall

Ground Floor Guest W/C

Lounge 12'8" (3.86) x 19'3" (5.87) both max

Conservatory 10'4" x 12'7" (3.15m x 3.84m)

Dining Room 13' x 10'6" (3.96m x 3.2m)

Kitchen 10'7" x 13'4" (3.23m x 4.06m)

Utility Room 5'9" x 7'2" (1.75m x 2.18m)

Study 9'2" x 8'5" (2.8m x 2.57m)

Double Garage 18'2" x 17'4" (5.54m x 5.28m)

First Floor Landing

Master Bedroom 12'11" x 11'2" (3.94m x 3.4m)

En-suite 8' x 8' (2.44m x 2.44m)

Bedroom Two 9'3" x 11'5" (2.82m x 3.48m)

En-suite 3'4" x 5'8" (1.02m x 1.73m)

Bedroom Three 8'5" x 9'8" (2.57m x 2.95m)

Bedroom Four 9'1" x 8'6" (2.77m x 2.6m)

Family Bathroom 7'5" x 7'7" (2.26m x 2.3m)

Second Floor Landing

Bedroom Five 15'8" (4.78) x 14'1" (4.3) Both max

Bedroom Six 12'3" (3.73) x 14'1" (4.3) Both max

Garden Room/Office 14'9" x 11'6" (4.5m x 3.5m)

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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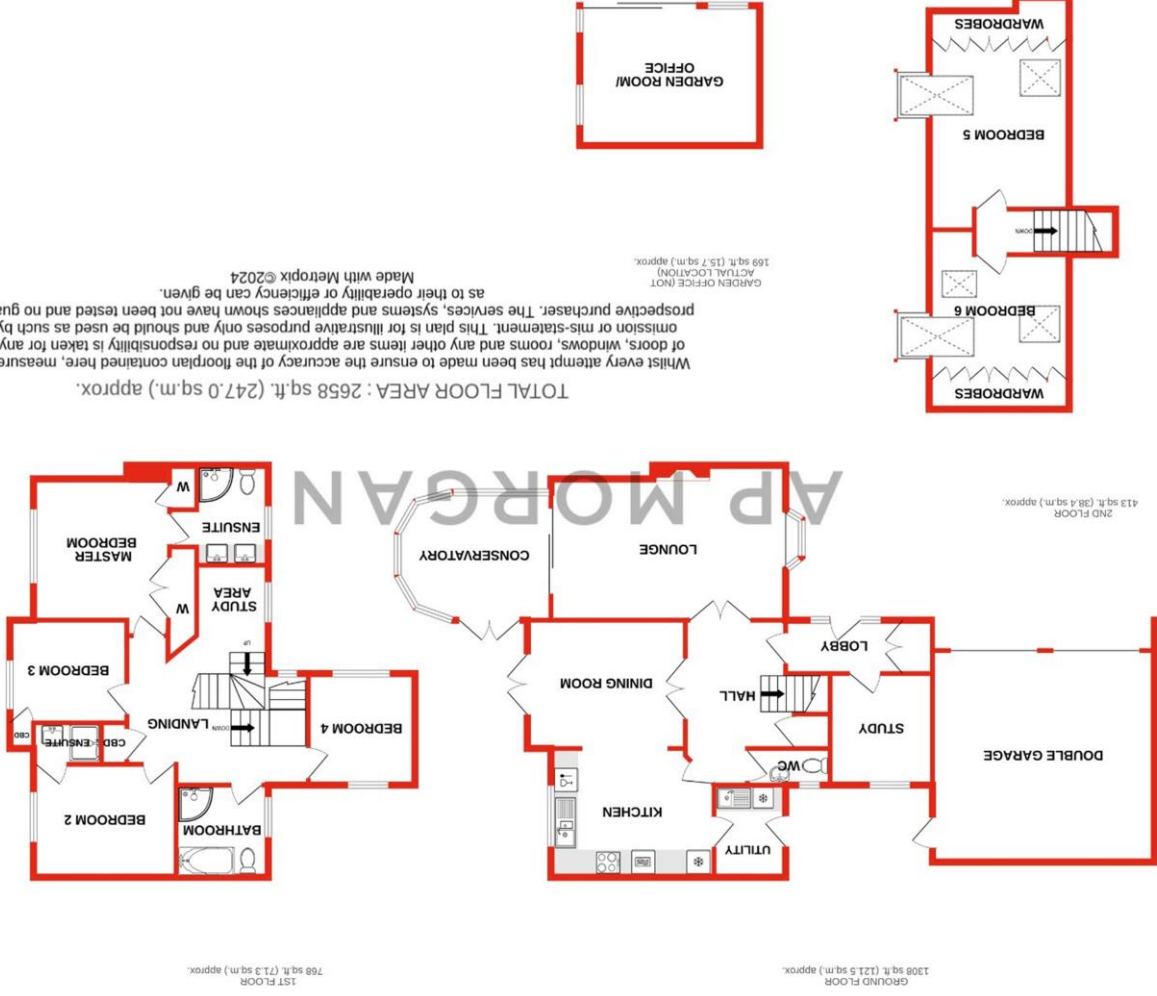
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