



5 Callow Hill Road, Alvechurch, B48 7LT

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Summary

An exceptional double fronted detached bungalow boasting 1,747 sq. ft of modern accommodation including a stunning open plan kitchen/dining room as well as an impressive garden room (including a separate office) and garage. The property enjoys a fantastic SOUTH WESTERLY position and is conveniently located in the sought after village of Alvechurch close to popular schooling, amenities and train station.

Description

The accommodation comprises an enclosed double glazed porch, grand hallway of epic proportions (large enough to accommodate an office area), lounge with gas living flame fire and a stunning open plan kitchen/dining room with french doors to the garden and an adjoining utility room with WC. Integrated kitchen appliances include an extractor fan and dishwasher.

The sleeping accommodation offers a double bedroom suite complete with fitted wardrobes and contemporary en suite shower room, two additional bedrooms and house bathroom with roof window.





Outside

The south westerly rear garden is a particular feature of the property enjoying two entertaining patio areas, one with built-in barbeque. The rest of the garden is predominantly laid to lawn, edged with mature beds and borders. An impressive timber clad garden building offers two separate rooms each with their own private access as well as double glazing, lighting and electric.

Location

The residence is situated approximately 0.3 miles from the centre of Alvechurch and conveniently located for Crown Meadow First School, Alvechurch C of E Middle School as well as shopping and eating facilities within the village, easy motorway access, main bus route, walks along the local Worcester and Birmingham canal and railway station (0.6 miles away). Also, nearby are the facilities offered by both Barnt Green village (1.2 miles), Bromsgrove (5.5 miles), Redditch (4.6 miles) and Birmingham (11.6 miles).



Room Dimensions

Lounge 4m (into bay) x 4.21m (13'1" x 13'9")
Kitchen/Dining Room 5.76m x 4.21m (18'10" x 13'9")
Utility Room 3.67m x 1.6m (12'0" x 5'2")
WC 0.94m x 1.6m (3'1" x 5'2")
Entrance Hall 6.8m x 3m (max) (22'3" x 9'10")

Bedroom 1 5.1m x 2.67m (16'8" x 8'9")
En Suite 1.43m x 3.04m (4'8" x 9'11")
Bedroom 2 4.38m (into bay) x 3.31m (14'4" x 10'10")
Bedroom 3 2.99m x 2.71m (9'9" x 8'10")
Bathroom 2.38m x 3.04m (7'9" x 9'11")

Garage 6.11m x 4.3m (20'0" x 14'1")
Garden Office 1.68m x 3.13m (5'6" x 10'3")
Garden Room 4.16m x 3.18m (13'7" x 10'5")

EPC: D

Council Tax Band: E



Callow Hill Road, Alvechurch Ground Floor



Total Approximate Area (Excluding Garage and Garden Building): 117.5 sq. m (1,264.75 sq. ft)

Total Approximate Area (Including Garage and Garden Building): 162.3 sq. m (1,746.98 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

