



Valley Close

REDDITCH

£450,000



Four Bedroom Detached House

Features.

- FOUR BEDROOMS WITH AN EN-SUITE TO THE MASTER BEDROOM
- PRINCIPLE BATHROOM
- WELL APPOINTED KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- SPACIOUS LOUNGE
- GUEST CLOAKROOM
- GARDEN ROOM
- GARAGE STORAGE WITH SEPARATE LAUNDRY ROOM
- CONVERTED GENEROUS OFFICE/WORKSPACE
- FRONT AND REAR GARDENS WITH OFF ROAD PARKING
- DESIRABLE LOCATION

Description.

Summary: A beautifully presented four bedroom detached property situated in the desirable location of Callow Hill, Redditch and offering a wealth of versatile living space adapted for modern day living to include: a converted double garage with storage facility, generous office/workspace and a laundry room. In addition this property offers a well appointed kitchen with a separate utility, garden room and an en-suite to the master bedroom.

Description: This property offers a wonderful opportunity to purchase a family home with a unique use of space: The accommodation briefly comprises:- An inviting hall way with a flowing layout and guest cloakroom, a spacious lounge with a front aspect bay window and beautifully designed brick built inglenook style fireplace, a well appointed kitchen/diner with a range of fitted units and integrated appliances, access to the well proportioned garden room and access to separate utility room. Completing the ground floor is access to the integral converted double garage providing storage space, generous office space and a separate versatile laundry room. A rising staircase leads to the first floor and offers the master bedroom with a modern en-suite featuring a shower enclosure, basin and WC. A further two well proportioned bedrooms with a fourth of single occupancy and in current use as a dressing room/workspace. The principle bathroom is of a modern design and offers a bath with shower over, basin, WC and built in storage.

Outside: The front aspect of the property is approached by a neatly maintained fore garden, space for several vehicles to off road park and access to the main residence via a canopied porch. Situated within a corner plot the property benefits from a wonderful outside space with a generous side garden, paved with a covered veranda, a neatly maintained lawn with steps up to an additional seating area and summer house, an array of well stocked borders and feature flower beds and also benefiting from additional storage and side gate access.



Location: Situated in the sought after area of Callow Hill, the property enjoys easy distance to the town of Redditch. There is easy access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities along with cultural attractions, including the Kingfisher Shopping Centre.

Room Dimensions:

Hall

Downstairs WC

Lounge: 19' 2" x 10' 9" (5.85m x 3.28m)

Kitchen/Diner: 19' 8" x 13' 5" (6.00m x 4.10m) max

Garden Room: 10' 11" x 8' 8" (3.35m x 2.65m)

Utility Room: 9' 2" x 6' 4" (2.80m x 1.95m)

Laundry Room: 8' 4" x 7' 8" (2.55m x 2.35m)

Office: 16' 0" x 8' 4" (4.90m x 2.55m)

Garage: 9' 10" x 8' 6" (3.00m x 2.60m)

Stairs To First Floor Landing

Master Bedroom: 13' 3" x 11' 3" (4.05m x 3.45m) max

En Suite: 11' 3" x 5' 5" (3.45m x 1.67m)

Bedroom Two: 11' 11" x 9' 10" (3.65m x 3.02m) max

Bedroom Three: 11' 5" x 9' 3" (3.50m into the bay x 2.82m)

Bedroom Four: 8' 7" x 6' 6" (2.62m x 2.00m)

Bathroom: 9' 8" x 5' 5" (2.95m x 1.67m)



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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.

EPC: TBC

COUNCIL TAX BAND: E

TENURE: Freehold

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

01527 540 654

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



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