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ESTATE AGENTS

It's who you move with.

Underwood Close, Callow Hill, Redditch B97 5YS

Offers Over £300,000

3 1 1

The accommodation comprises a hallway with a guest WC, a spacious open lounge with stairs leading to the first floor, and a kitchen/diner featuring French doors to the garden. The kitchen provides ample space for a table and chairs and is equipped with a range of wall and base units. Upstairs, the first-floor landing includes built-in storage and leads to the master bedroom with fitted wardrobes, a second double bedroom with built-in wardrobes, a third well-proportioned bedroom with built-in storage, and the main bathroom.

The property boasts a beautifully maintained rear garden, featuring a patio with steps leading down to a lawn with well-stocked decorative planted borders. The garden is enclosed within fenced boundaries and bordered beyond by trees and a grassed area with a footpath providing direct easy access to Morton Stanley Park and open fields via Green Lane, creating a private rear aspect which is not overlooked. Additional features include driveway parking with a block-paved footpath alongside a fore-garden, and vehicular access to the adjoining garage, which also offers rear pedestrian access to the garden.

Garage - 5.21m x 2.67m (17'1" x 8'9")

WC - 1.54m x 0.8m (5'0" x 2'7")

Lounge - 4.54m x 4.5m (14'10" x 14'9")

Kitchen/Diner - 4.51m x 3.09m (14'9" x 10'1")

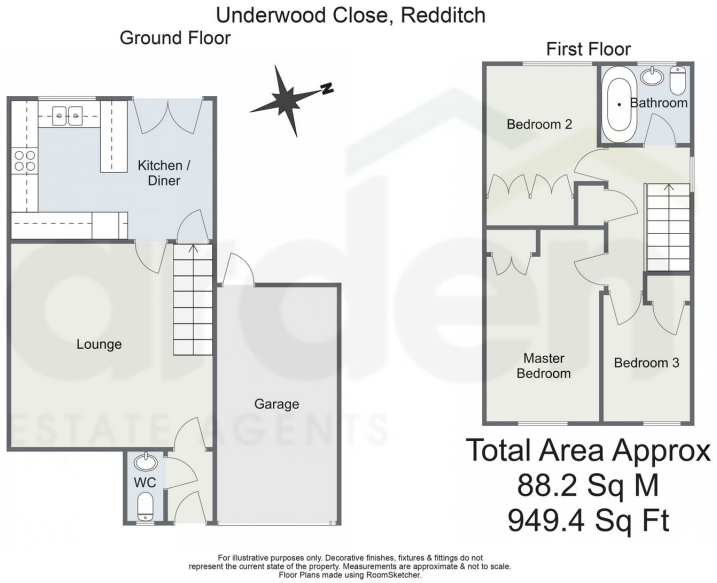
Stairs To First Floor Landing

Master Bedroom - 4.27m x 2.62m (14'0" x 8'7") max

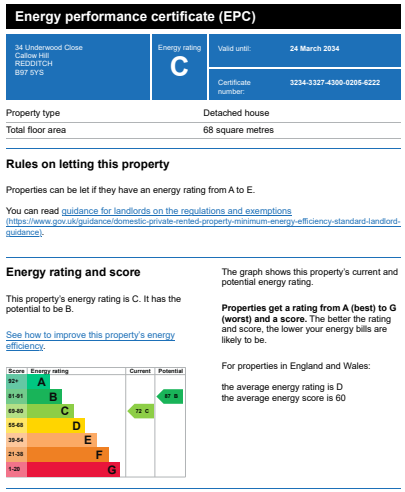
Bedroom 2 - 3.45m x 2.5m (11'3" x 8'2") max

Bedroom 3 - 2.81m x 1.93m (9'2" x 6'3") max

Bathroom - 1.98m x 1.92m (6'5" x 6'3")



- Wonderfully Positioned Link-Detached House
- Spacious Lounge
- Main Bathroom and Guest WC
- Beautifully Maintained Rear Garden
- No Upward Chain
- Three Well-Proportioned Bedrooms
- Kitchen/ Diner
- Adjoining Garage
- Driveway Parking
- EPC - C



Energy performance certificate (EPC)

34 Underwood Close
Callow Hill
REDDITCH
B97 5YS

Energy rating: **C**

Valid until: **24 March 2034**

Certificate number: **3234-3327-4300-0205-6222**

Property type	Detached house
Total floor area	68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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

01527 540 654

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

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