



81 Callow Hill Road, Alvechurch



81 Callow Hill Road

Summary

An immaculate family home occupying a fantastic sized end plot at the head of a quiet cul-de-sac, offering spacious and versatile accommodation alongside excellent potential for the future. The property features two reception rooms, a modern kitchen, separate utility room, two contemporary shower rooms and a sizeable garage, while outside the generous garden is complemented by a substantial area of land to the side, providing gated vehicular access or potential to extend the property, subject to necessary permissions. The garden enjoys a particularly enviable position backing directly onto the Worcester and Birmingham Canal, with a private gate providing immediate access to the towpath and miles of waterside walks. Conveniently positioned just 0.5 miles from the centre of Alvechurch, 0.67 miles from Alvechurch train station (on foot via the towpath) and just over a mile from Barnt Green, this is an exceptional opportunity to acquire a well-presented family home in a highly desirable setting.

Council Tax band: D

Tenure: Freehold

- Fantastic end plot at the head of a cul-de-sac
- Potential to extend, subject to necessary permissions
- Direct gated access to Worcester & Birmingham Canal towpath
- Fabulous wrap around garden
- Front driveway, generous garage and secure additional side parking
- Two generous reception rooms
- Modern kitchen & separate utility room
- Two modern shower rooms
- Just 0.5 miles from the centre of Alvechurch





Description

The accommodation is approached via a generous entrance hallway, which features open understairs space and provides access to the principal reception rooms. The bright front living room benefits from a large bay window allowing plenty of natural light into the room, together with an electric fire and fireplace surround. To the rear, the dining room enjoys a pleasant outlook over the garden and has sliding doors providing direct access outside.

The modern kitchen overlooks the garden and features a range of contemporary wall and base units as well as an original pantry cupboard providing additional storage. An electric oven and hob are included within the sale. A door from the kitchen leads into a generous utility room, which offers space for a washing machine and freestanding fridge and freezer, together with access to the rear garden. The utility room also provides access to a modern ground floor shower room as well as internal access into the garage via a ramp.

On the first floor, the front facing principal bedroom is a generous double and features a bay window, fitted wardrobes and additional cupboards, as well as a fantastic glimpse of distant countryside. The rear double bedroom enjoys lovely views over the garden and also benefits from fitted wardrobes, while the third bedroom is a useful single with fitted wardrobe. Completing the accommodation is a modern shower room, fitted with a large shower enclosure and a storage cupboard housing the boiler and hot water tank.

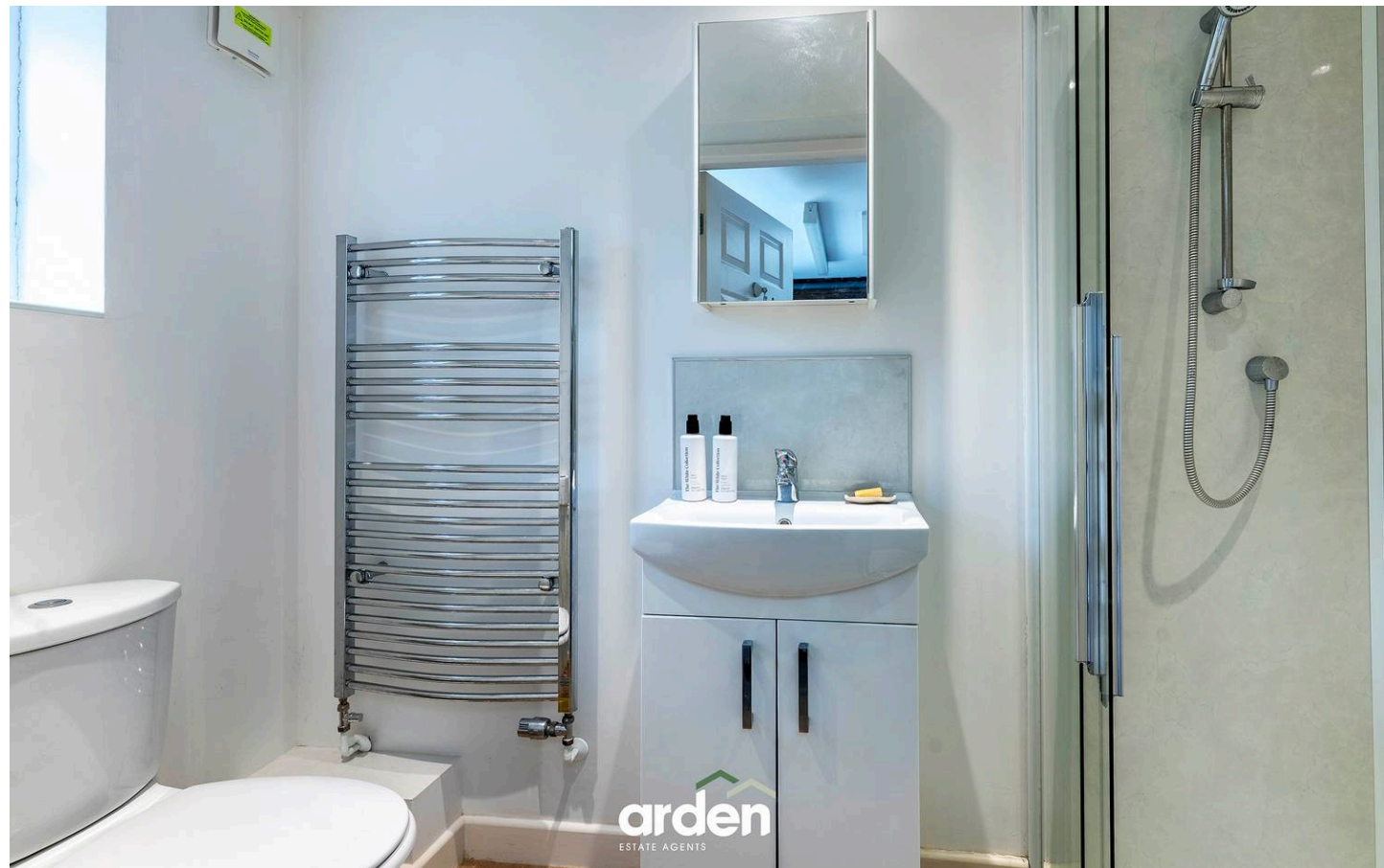


Outside

The wrap around garden is undoubtedly one of the property's standout features, providing an excellent degree of outdoor space and privacy. A patio area immediately adjoins the rear of the house before the garden gently slopes upwards, with planted beds, mature conifers, a summerhouse and a combination of hedged and fenced boundaries. A lockable gate at the rear leads directly onto the Worcester and Birmingham Canal towpath, providing immediate access to fantastic walks.

To the side of the property is a particularly useful area of space (incorporating a shed and separate potting shed) enclosed behind wooden gates, creating a secure area of additional parking if required, complementing the front driveway. The front features a small lawn adjacent to the tarmac driveway which provides access to the generous garage.

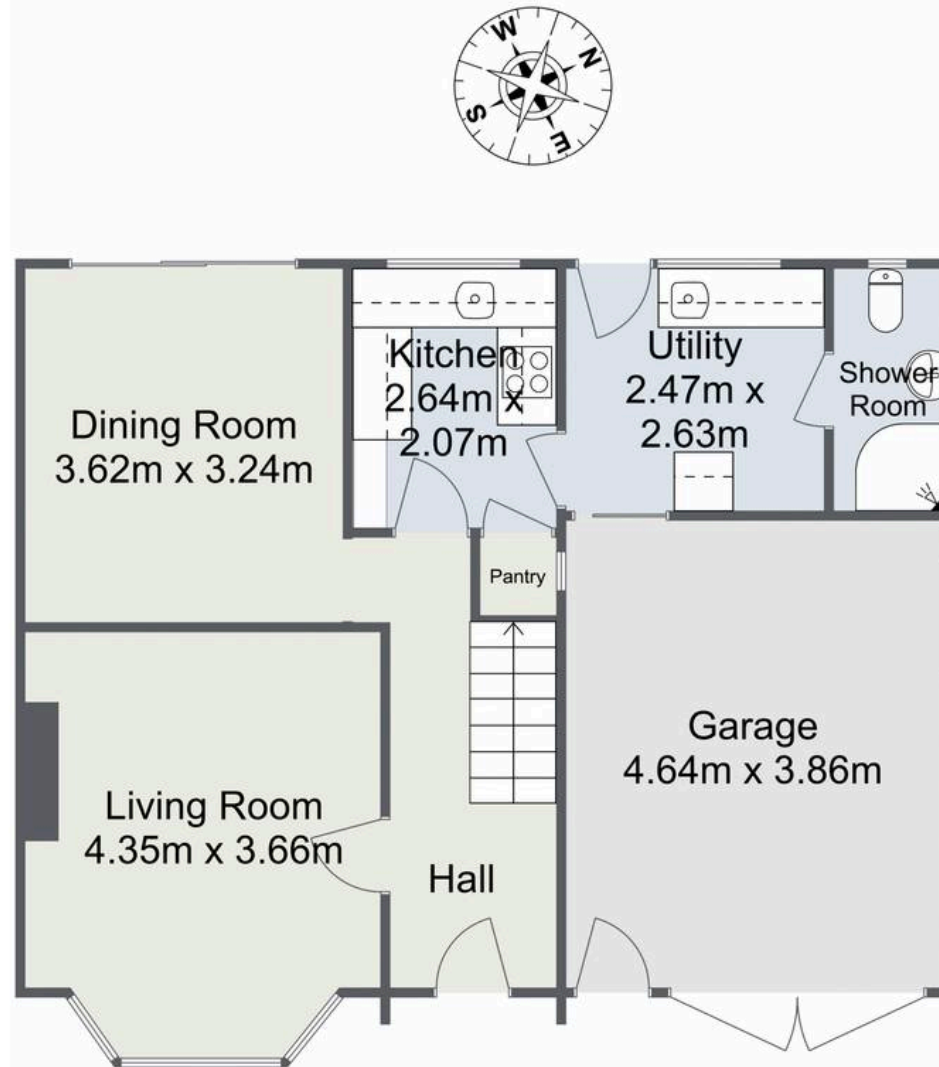
Being positioned on such a generous end plot, the property offers an exciting opportunity for those looking to create a home tailored to their own requirements. The substantial side space could potentially allow for an extension or further alteration to the property, subject to obtaining the necessary planning and other relevant permissions.





Callow Hill Road, Alvechurch

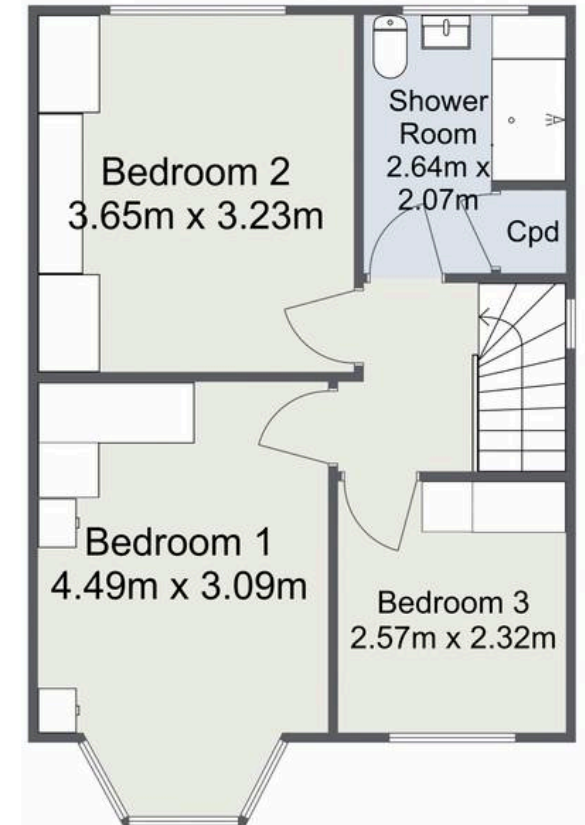
Ground Floor



Total Approximate Area (Including Garage):
111.1 sq. m (1,195.87 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.

First Floor





Arden Estates

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