



55 Callow Hill Road, Alvechurch

arden
ESTATE AGENTS

£395,000

55 Callow Hill Road

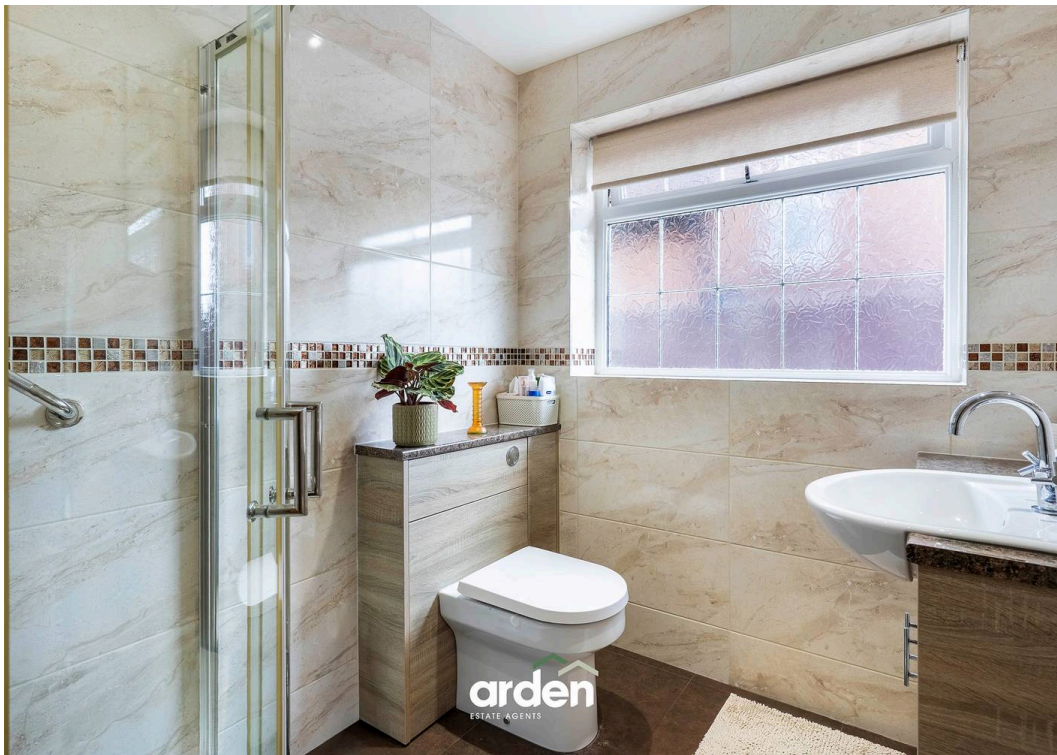
Alvechurch

A spacious bungalow enjoying a convenient location just 0.4 miles (approx.) from the heart of Alvechurch village and well positioned for walks along the Worcester-Birmingham canal. The property boasts two exceptionally generous double bedrooms, a modern bathroom, living room, conservatory and fitted kitchen as well as a large frontage offering ample off-road parking, garage and a fantastic south-westerly rear garden.

Council Tax band: C

- Just 0.4 miles from central Alvechurch village
- Just a few minutes walk from the Worcester-Birmingham canal towpath
- Spacious living/dining room with gas living fire
- Conservatory overlooking the rear garden
- Fitted kitchen with integrated appliances
- Two exceptionally generous double bedrooms
- Modern shower room and separate guest WC
- Fantastic private south-westerly rear garden
- Large block-paved driveway and garage
- Potential to put your own stamp on and extend into the loft (subject to necessary permissions)





The property is accessed via a side entrance door which opens into a generous entrance hall, providing a welcoming introduction to the accommodation. There is a useful storage cupboard housing the combi boiler and a guest WC.

The living/dining room is a spacious reception area, featuring a gas living flame fire set within an ornate fireplace surround, creating an attractive focal point. A sliding glazed door leads through to the conservatory, which enjoys views over the rear garden and provides direct access to the patio.

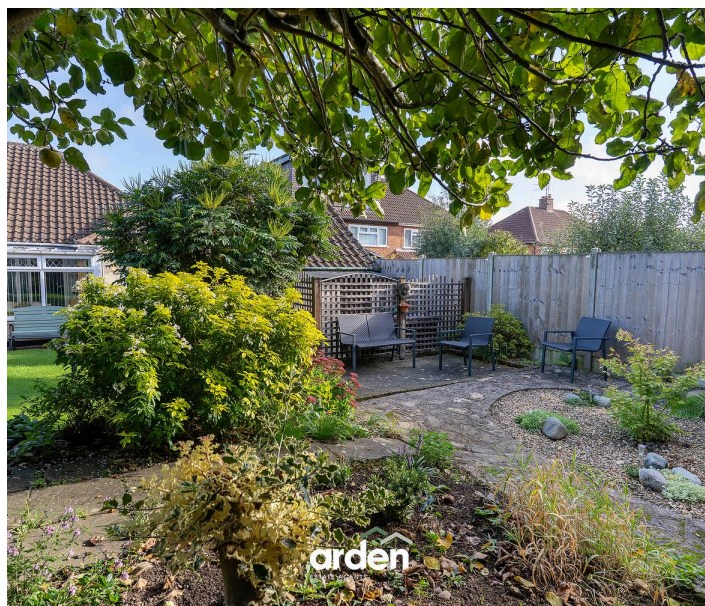
The kitchen is fitted with a range of units and work surfaces, with double doors opening directly onto the rear garden. Integrated appliances include an electric fan oven, gas hob and fridge freezer, whilst there is additional space and plumbing for a washing machine.

There are two exceptionally well proportioned double bedrooms, one bedroom benefitting from a bay window, together with high quality built-in wardrobes and drawers providing excellent storage. The accommodation is completed by a modern shower room.

The property boasts a fantastic south westerly rear garden which enjoys a high degree of privacy. Immediately adjoining the property is a patio area, leading onto a sizeable lawn bordered by established planting. Towards the far end of the garden lies a mature fruit tree, alongside a gravelled area with rockery and a further patio, offering alternative spaces to sit and enjoy the sun.

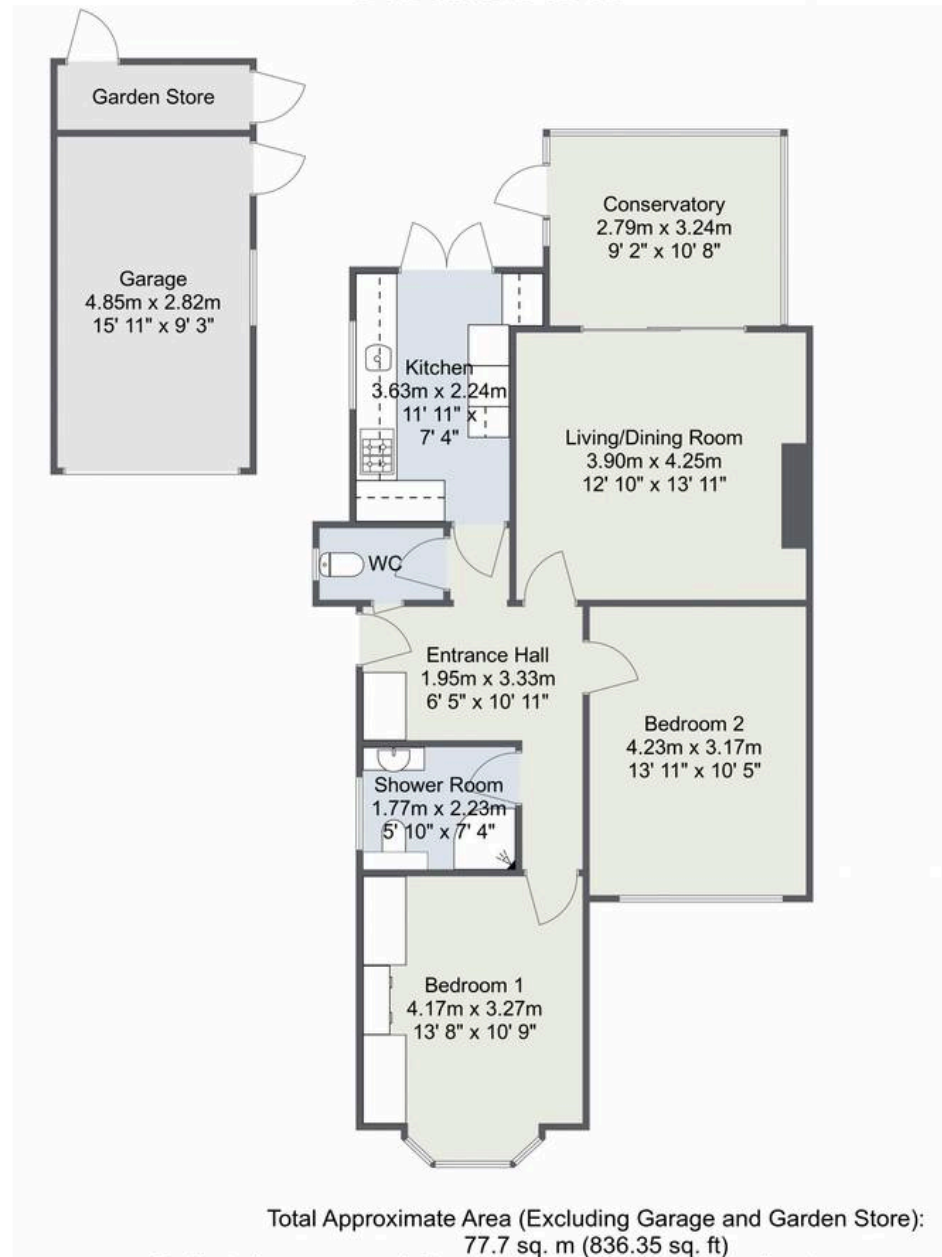
The property also benefits from a garage with an up-and-over door and a separate side access door opening into the garden. Adjoining the rear of the garage is a useful garden store, with a further discreet storage area behind, ideal for keeping bins and other outdoor items neatly tucked away.

To the front, a particularly spacious block paved driveway provides ample off-road parking for multiple vehicles, with access alongside the house leading to the garage. An area of lawn at the front adds to the property's kerb appeal.



Callow Hill Road, Alvechurch

Ground Floor



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.



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