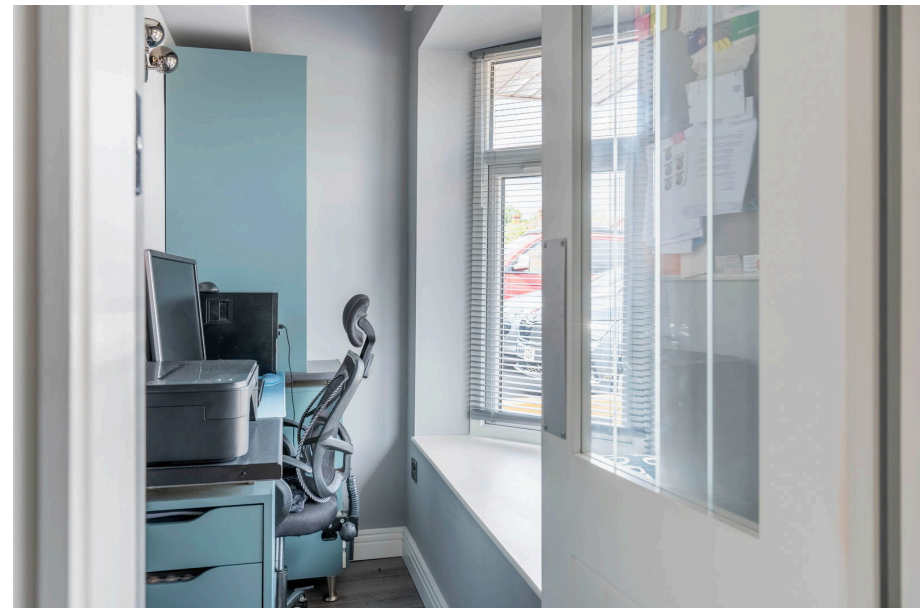




45 Callow Hill Road, Alvechurch, B48 7LS

£500,000

3 2 2



Adorned with vaulted ceilings throughout the ground floor, the accommodation comprises an extended hallway with two understairs storage cupboards and fitted coat unit as well as a front sitting room with feature electric fire and a generous sitting/dining room with an ingeniously crafted media wall and french doors onto the garden.

Stepping into the breakfast kitchen, you are immediately struck by the sense of space and light. The modern design seamlessly integrates functionality with style, creating a warm and inviting atmosphere. Integrated appliances include a double electric oven, electric hob and extractor fan. The kitchen also provides access to a shower room and utility room beyond.

An office (heated by the main system) is creatively tucked into an area off the hall, making the most of every inch of space with a custom-built desk that perfectly fits the nook.

A staircase ascends gracefully to the first floor, its modern design featuring slim metal spindles, leading to three excellent sized bedrooms (one with a built in storage cupboard) and a superb modern bathroom with large storage cupboard.

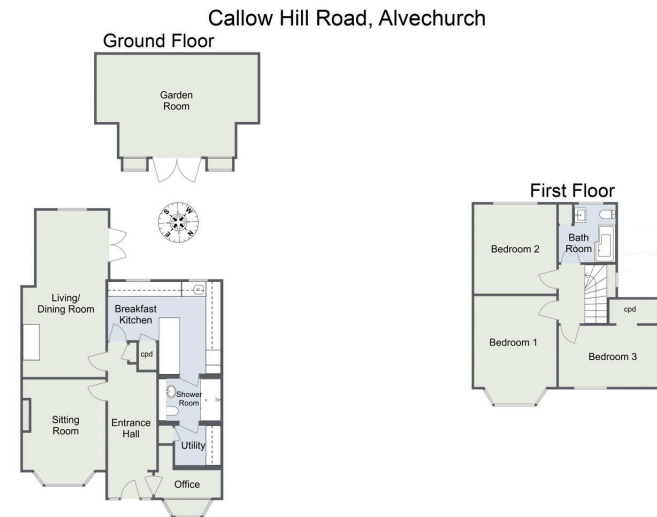
Outside

The immaculate SOUTH WESTERLY rear garden boasts a patio area with steps ascending through a low maintenance astro turf lawn to a large paved area laid with decorative patterns. One of the many notable aspects of the property is the fantastic bespoke 270 sq ft garden room which is very well insulated and timber clad inside with several velux windows. The pristine gravelled driveway at the front provides parking for multiple vehicles.





- Extended and refurbished to a high standard
- Cleverly designed office
- Utility room and downstairs shower room
- Modern bathroom
- 270 sq ft bespoke garden room
- Two generous reception rooms
- Contemporary breakfast kitchen
- Three excellent sized bedrooms
- SOUTH WESTERLY landscaped rear garden
- Generous driveway



Total Approximate Area (Including Garden Room): 151.9 sq. m (1,635.03 sq. ft)
 Total Approximate Area (Excluding Garden Room): 126.8 sq. m (1,364.86 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.

