



15 Forestry Houses

Callow Hill, DY14 9XQ

Andrew Grant

15 Forestry Houses

Callow Hill, Kidderminster, DY14 9XQ

3 Bedrooms 1 Bathrooms 3 Reception Rooms

A rare opportunity to own this sizeable three-bedroom village home, directly bordering the wonderful Wyre Forest Nature Reserve.

- Semi-detached ex- forestry workers cottage
- Generous conservatory
- Converted garage serving as a home office
- Well-appointed kitchen with integrated appliances
- Three spacious reception rooms
- Three bedrooms and a family bathroom
- Private driveway parking for two cars
- Beautifully maintained gardens to the front and rear
- Non-standard timber frame and cladding construction, which would require specialist mortgage lending if a mortgage is required.

1509 sq ft (140.2 sq m)





The front

You approach this property via a private lane and enter through a paved driveway on the left-hand side. There is also a separate pedestrian entrance to the right side of the garden. The beautiful front garden features specimen planting, a lovely Magnolia tree and mature borders filled with shrubs and flowers. Surrounded by wonderful mature beech hedging, the garden offers both charm and privacy.



The kitchen

The spacious, well-lit kitchen features ample counter space and modern appliances. Large windows flood the area with natural light. The layout is practical, with space for a washing machine, a large fridge freezer and a dishwasher. Amenities include a Smeg double oven, induction hob with extractor, black glass splashback, white cabinets with stone effect worktop, black tiled floor and a feature radiator.



An adjoining door provides access to the garden and patio, ideal for cooking and entertaining. A practical downstairs WC next to the kitchen adds convenience.

The property also benefits from an outbuilding that serves as a utility space, equipped for household tasks with ample room for laundry appliances and additional storage.



The living room

This dual aspect living room is spacious and bright, with large windows allowing natural light to fill the area. The open layout provides ample room for seating and various furniture arrangements. The 5 kw log burning stove serves as a focal point framed between an oak beam mantle with a brick and quarry tiled hearth, adding warmth and character to the large room.





The dining room

Light and inviting, the dining room features large windows allowing plenty of natural light and doors leading to the conservatory. The centrepiece is a beautifully restored vintage French "H Faye – Modele Depose" wood burner, adding historic charm.



The conservatory

The conservatory is a fantastic addition to the property, replaced and enlarged by the current owners. It is spacious and light-filled, featuring floor-to-ceiling glazing on the rear garden side, a side wall with window lights and double French doors leading to the garden. The design ensures abundant natural light and a seamless indoor-outdoor transition, making it a perfect spot for relaxation and enjoying the garden.



The master bedroom

This primary double bedroom is bright and inviting, featuring large windows that let in abundant natural light. The well-proportioned room offers ample space, making it versatile for various needs and preferences.



The second bedroom

The practical layout of the second double bedroom includes ample built-in cupboard space for convenient storage. The room's design ensures a comfortable and airy atmosphere, making it an ideal space for relaxation and rest.



The third bedroom

The third bedroom is an inviting space, with large windows overlooking the front garden. Its versatile design is ideal for use as a child's room, a guest room or a home office. Additionally, three built-in wardrobes help keep the room organised and comfortable.



The family bathroom

Conveniently located next to the three bedrooms, the recently fitted family bathroom features a bath, walk-in shower, WC and a modern vanity unit with a black tile floor.



The outdoor office

The converted garage now serves as a functional home office, offering a quiet and dedicated workspace away from the main house. Large windows provide ample natural light, creating a bright and productive environment. The space is well-insulated for year-round comfort and features sufficient electrical outlets for office equipment. This versatile setup makes it ideal for remote work, study or creative projects.



The garden

A real highlight of this property is the landscaped mature gardens. They are well-maintained, featuring a neat lawn surrounded by mature trees and shrubs. A pathway winds through the garden, leading to a garden shed and various planted areas, creating a serene outdoor space. The garden offers a mix of open grassy areas and secluded spots, ideal for relaxation and outdoor activities. The thoughtfully arranged plants enhance the overall appeal, making it a pleasant extension of the home's living space.



Agent's note

The property is constructed differently to many standard modern homes, which could affect a mortgage lender's decision to fund a purchase. Thus, it would be prudent to check with your desired lender before instructing solicitors.

Improvements

The vendors have thoughtfully enhanced the property with a range of significant improvements. All interior walls have been stripped back, cavity-filled with Kingspan/Celotex 60mm insulation, and the kitchen has been extended with a newly insulated floor. The garage has been converted into a versatile utility/workshop space and a separate garden study office room. The external woodwork has been meticulously maintained and painted, and a new roof was installed in 2014. Additionally, the conservatory has been replaced, a new boiler has been fitted and the bathroom has been fully renovated. The chimney has been repaired, repointed, and flanked, while new aluminium gutters and plastic fascias have been added. The property was also rewired when the vendors moved in back in 2002, ensuring all updates are up to modern standards.

Location

Callow Hill, located on the outskirts of Kidderminster, offers a tranquil residential environment while maintaining convenient transport links. The area is well-connected by road, with easy access to major routes like the A456, providing straightforward commutes to Kidderminster town centre and neighbouring cities. Public transportation options, including bus services, facilitate smooth travel for residents without personal vehicles.

The area is rich in amenities, catering to a variety of needs. Local shops, supermarkets, and dining options are readily available, ensuring everyday conveniences are within reach. For families, Callow Hill offers access to well-regarded schools and healthcare facilities, contributing to a comfortable and practical living experience. Additionally, recreational options such as parks and leisure centres provide ample opportunities for outdoor activities and community engagement.

Callow Hill's scenic surroundings and peaceful ambiance make it an attractive place to live. The area is characterized by its green spaces and proximity to the countryside, offering residents a serene escape from the hustle and bustle of urban life. Despite its rural charm, Rock is just a short drive away from the vibrant town centre of Kidderminster, where a wider array of shopping, entertainment, and cultural attractions can be found.

Services

The property benefits from mains electricity, water and drainage. Also a new Worcester Bosch combination oil boiler (oil fired central heating and hot water). Broadband is also available at this property.

Council Tax

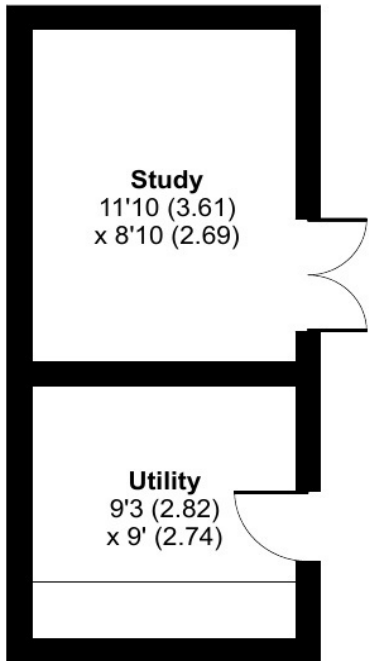
The Council Tax banding for this property is **Band C**



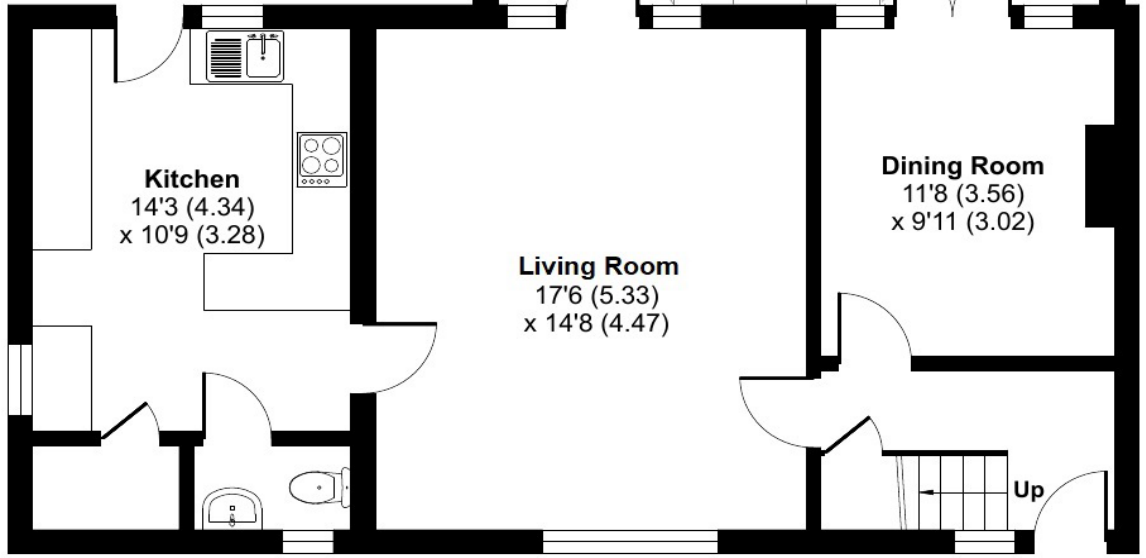
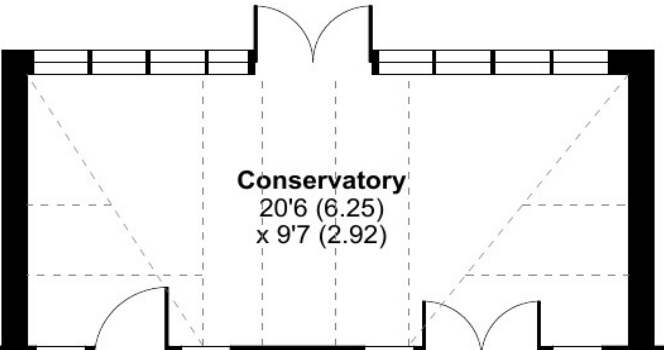
Callow Hill, Kidderminster, DY14

Approximate Area = 1321 sq ft / 122.7 sq m
 Outbuildings = 188 sq ft / 17.5 sq m
 Total = 1509 sq ft / 140.2 sq m
 For identification only - Not to scale

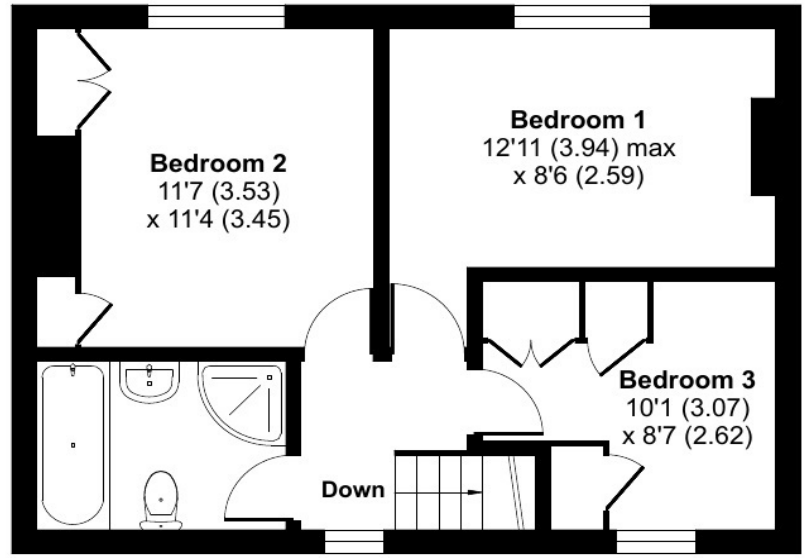
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	54 E	
21-38	F		
1-20	G		



OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com