



Thorncliffe Close, Callow Hill, Redditch B97 5YW

£650,000

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- Refurbished Throughout To A Particularly High Standard
- En-Suite To Master, Family Bathroom & Guest WC
- Modern Kitchen/Dining Family Room With Separate Utility
- Detached Double Garage With Electric Charge Point
- Sought After Location
- Five Double Bedrooms
- Lounge With Inglenook Fire Place
- Two Study/Home Office Spaces
- Generous Corner Plot With Wrap Around, Private Gardens



**** Wrap Around Corner Plot, 2489 Sq. Ft**** An immaculate and impressive five bedroom detached property, having undergone a full renovation in 2022, boasting spacious and adaptable accommodation to include, two study/home office areas, lounge with inglenook style fire place, dining room, contemporary fitted kitchen with open plan family room and separate utility, en-suite to the master bedroom, family bathroom and guest WC, detached double garage with generous off road parking and electric charge point, delightful front and rear gardens and situated in a cul-de-sac location of only six other properties in the sought after location of Callow Hill, Redditch.



Thornclyffe Close, Callow Hill, Redditch



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.

2910204_1053 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
4 THORNCLYFFE CLOSE REDDITCH B97 5TW	Energy rating D	Valid until: 7 April 2031 Certificate number: 9385-2489-0040-2309-2325																																
Property type	Detached house																																	
Total floor area	173 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 requirements and exemptions .																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>←</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	←		39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/030-2489-0040-2309-2325/print.htm>

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.

