





# Underwood Close, Callow Hill, Redditch B97 5YS

Offers In Region Of £310,000

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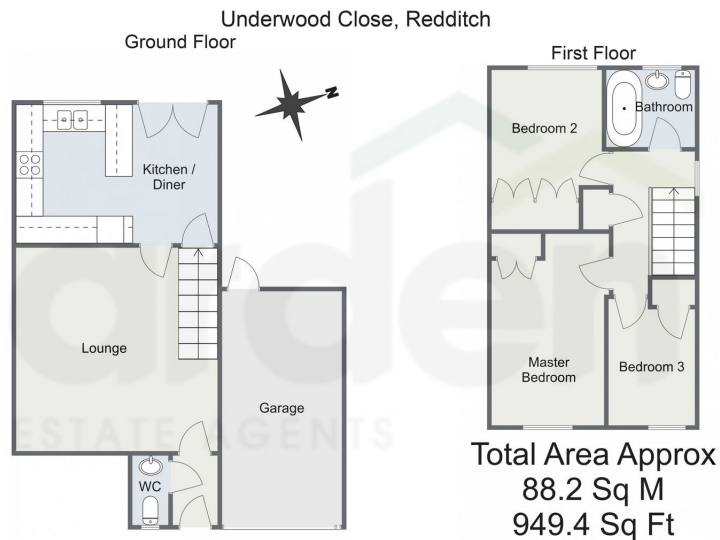


- Wonderfully Positioned Link-Detached House
- Spacious Lounge
- Main Bathroom and Guest WC
- Beautifully Maintained Rear Garden
- No Upward Chain
- Three Well-Proportioned Bedrooms
- Kitchen/ Diner
- Adjoining Garage
- Driveway Parking
- EPC - C





This wonderfully positioned three-bedroom link-detached house, located in the highly sought-after Callow Hill area, is available with no upward chain. The property features well-maintained and well-proportioned accommodation, a beautifully kept rear garden with a private aspect, a driveway, and a garage.



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.

**Energy performance certificate (EPC)**

34 Underwood Close Callow Hill REDDITCH B97 5YS	Energy rating <b>C</b>	Valid until: 24 March 2034
		Certificate number: 3234-3327-4309-0205-6222

Property type: Detached house  
Total floor area: 68 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 regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**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.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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.

