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4 Lower Grinsty Lane, Green Lane, B97 5PJ

EPC: D

This beautifully presented four bedroom detached home is set within a private road within an exclusive golf course development in Callow Hill. Offering spacious and light-filled accommodation, including a dual-aspect lounge with log burner, dining room, contemporary kitchen with integrated appliances, and stylish bathrooms, the property is surrounded by mature private gardens and benefits from a sweeping driveway, double garage, and a peaceful outlook backing onto Redditch Golf Course.

EP RATING:

COUNCIL TAX BAND: F

LOCATION:

Situated within a prestigious golf course in Callow Hill, Worcestershire, close to the Warwickshire border, the property enjoys an idyllic and tranquil location surrounded by greenery. In addition, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.

SUMMARY:

This attractive home features rendered elevations and distinctive sloping dormer windows, giving it a contemporary yet enduring appeal. Its charm is further enhanced by the mature, well-established gardens that surround the property.

The property offers a rare combination of bright, spacious family accommodation within an exclusive development of private homes. Residents benefit from fully maintained private roadways and pathways that meander through.

The ground floor is both welcoming and well laid out. A generous reception hall, with a cloakroom WC, provides access to all principal rooms. The dual-aspect lounge is a particularly inviting space, centred around a log-burning stove that creates a warm focal point. In addition to a separate dining room, there is a thoughtfully designed kitchen fitted with a range of contemporary units, complemented by a blend of quartz and solid oak worktops. Integrated appliances include a dishwasher, microwave, double oven, wine fridge, and an induction hob with pan drawers beneath.

Upstairs, a spacious landing provides access to the loft, which is partially boarded and equipped with a pull-down ladder. There are four well-proportioned bedrooms, with the principal bedroom benefiting from a stylish, contemporary en suite shower room. The family bathroom has also been upgraded with a modern suite, completing the accommodation.

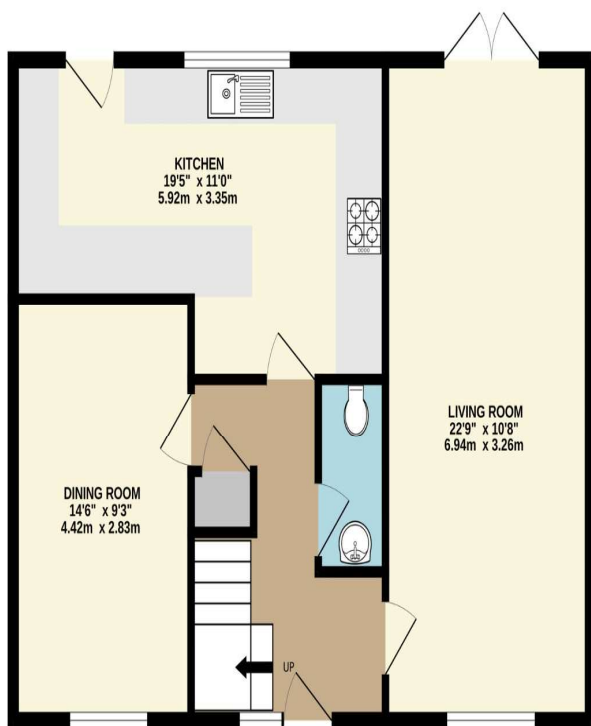
OUTSIDE:

To the front, a sweeping block-paved driveway provides ample off-road parking and leads to the double garage. The property is set within established gardens that wrap around the house, featuring a variety of mature specimen trees and shrubs which create a high degree of privacy and a wonderfully secluded feel.

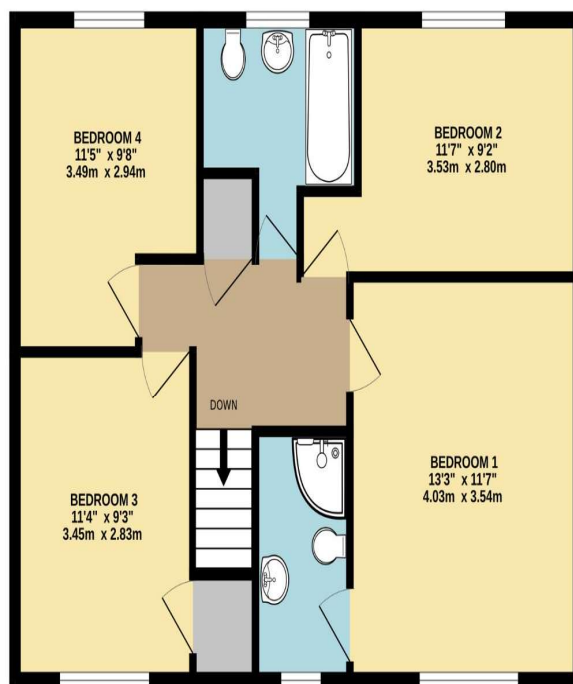
To the rear, a patio area directly off the kitchen presents an excellent opportunity for further landscaping, allowing the space to be tailored to fully enjoy its unique setting. Beyond the neatly hedged boundary, Redditch Golf Course runs parallel, offering an attractive open outlook and a sense of tranquillity.



GROUND FLOOR



1ST FLOOR





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.