



2 Wilfred Mews

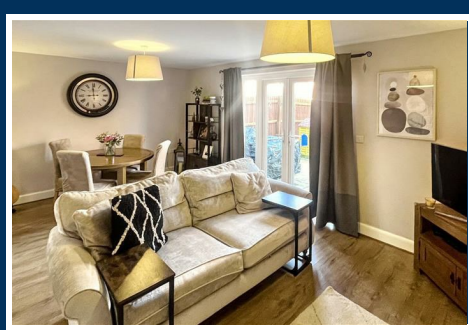
Wythall, Birmingham, B47 6AX

40% Shared ownership £130,000



****OFFERED AS 40% SHARED OWNERSHIP OR 100% OWNERSHIP - SUPERB MODERN THREE BEDROOM SEMI-DETACHED HOME!**** Lovely three bedroom semi detached modern family home in the popular Wythall location, offering great access to nearby Schools, shopping facilities, parks and transport links to the City Centre and close links to the Motorway networks. The accommodation on offer briefly comprises; driveway with space for two vehicles, front fore garden, hallway, kitchen, downstairs WC, living/dining room with access to a landscaped rear garden. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing. Energy Efficiency Rating B. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.

Please note: The property is offered as 40% Shared Ownership with Platform Housing Group.



Approach

The property is approached via a tarmac driveway providing off road parking for two cars with side gate leading into the rear garden and further pathway with mature trees and shrubs to borders leading to a front entrance door opening into:

Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, wooden laminate to flooring, door opening into airing cupboard providing useful storage and housing the 'Potterton' combination boiler and ceiling light point, further door opening into under stairs storage cupboard with a wall mounted light point and further doors opening into:

Kitchen

9'5" x 9'4" (2.89 x 2.86)

With a selection of white wall and base units with wooden effect work surfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, 'Zanussi' gas hob and cooker with extractor over, space for fridge freezer, space for washing machine, double glazed window to the front aspect and ceiling spotlights.

Ground Floor WC

4'6" x 7'0" (1.38 x 2.15)

With double glazed opaque window to the side aspect, lino to flooring, ceiling light point, low flush WC, sink on pedestal with mixer tap over and tiled splash backs and wall mounted central heating radiator.

Living/Dining Room

17'1" x 12'7" (5.21m x 3.84m)

With continued laminate to flooring, two ceiling light points, central heating radiator and double glazed windows with accompanying double glazed patio doors to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom One

17'3" max x 10'4" (5.26 max x 3.17)

With central heating radiator, ceiling light point and double glazed window to the front aspect.

Bedroom Two

11'6" x 10'2" (3.53 x 3.10)

With central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bedroom Three

6'9" x 6'9" (2.07 x 2.08)

With central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

8'6" x 6'2" (2.60 x 1.88)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with mixer tap over and shower over, double glazed opaque window to the side aspect, ceiling extractor fan, ceiling spotlights, central heating radiator and lino to flooring.

Rear Garden

A landscaped garden with a paved patio area leading

to artificial turf with fencing and brick surround and barked borders.

Tenure

The vendor advises that the property is Leasehold with approximately 117 years remaining on the lease however, if purchased at 100% ownership we believe that the property will become Freehold upon completion. The property is currently offered on a 40% shared ownership basis and therefore a rental payment of £453.37 per month inclusive of ground rent is payable. The housing association is Platform Housing Group.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 2 Wilfred Mews Wythall, Birmingham, Worcestershire, B47 6AX is band C and the annual Council Tax amount is approximately £2,015.03, subject to confirmation from your legal representative.

Disclaimer

*Disclaimer - please note the property is being sold by a family member of one of the employees of Rice Chamberlains LLP **

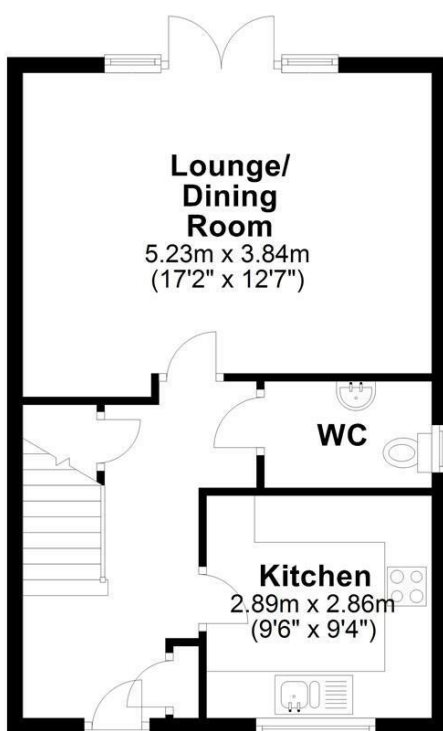




Floor Plan

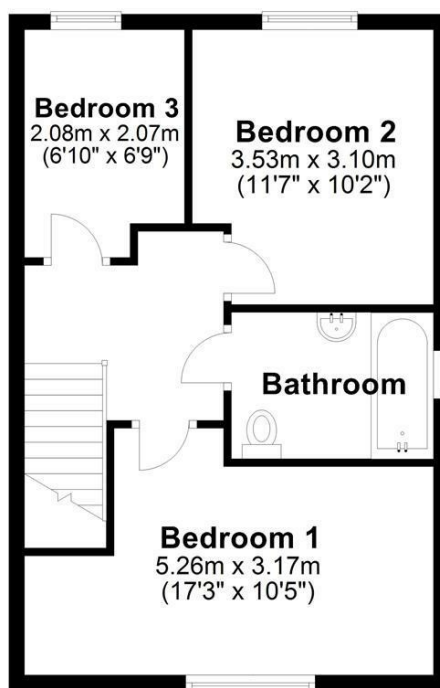
Ground Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)

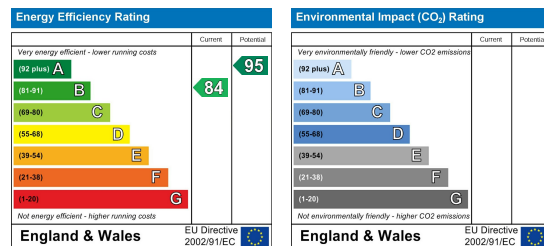


Total area: approx. 86.5 sq. metres (931.2 sq. feet)
For illustration purposes only - not to scale

Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.