



**DM&Co.**  
— SALES & LETTINGS —

19 Norton Lane,  
Wythall, B47 6HA

This Beautifully Presented 6-Bedroom Family Home With Open Views To The Rear Is Available NOW On An Unfurnished Basis.



## DETAILS

This well-presented family home is available to move into immediately on an unfurnished basis.

Entering into the property you have a large porch which has space for coat hangers & shoe racks & leads to the main hallway.

Just off the hallway you have access to a spacious front reception room with a log burner & the open plan kitchen/diner with integrated dishwasher, gas hob, electric oven & under counter fridge.

The kitchen leads to a boot room which has plumbing for a washing machine & dryer & access to a downstairs WC.

To the first floor you have three double bedrooms, two single bedrooms, a four piece family bathroom & a separate family shower room.

To the second floor there is a light, airy & spacious double bedroom with view out onto the open fields.

Bromsgrove Council - Tax Band E



## OUTSIDE

To the front of the property you have a gated driveway with EV charger installed & single garage.

The rear south facing garden is partly paved but mostly lawn & backs onto beautiful open fields.

## VIEWINGS

At short notice with DM & Co. Homes on  
0121 775 0101 or by email  
[lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)



## GENERAL INFORMATION

Located within walking distance to Wythall train station & local schools.

Junction 3 of the M42 is close by which forms the hub of the midlands motorway network.

Mobile Coverage In Your Area - EE, Vodafone, Three



## OTHER SERVICES

DM & Co are pleased to offer the following services:-

**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101.

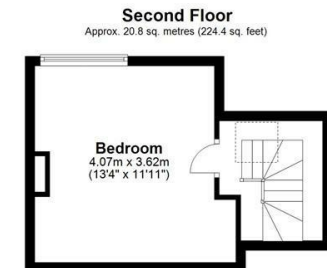
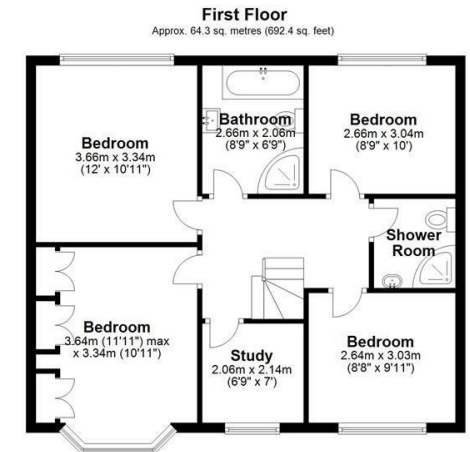
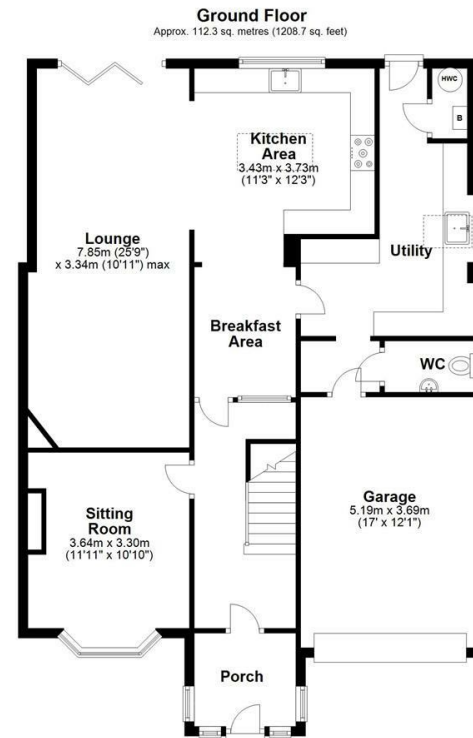
**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## FEATURES

- Beautifully Presented 6-Bedroom Family Home
- Spacious Reception Room With Log Burner
- Modern Open Plan Kitchen/Dining Area
- Seperate Boot Room & WC
- Four Double Bedrooms & Two Single Bedrooms
- Two Separate Bathrooms
- Gated Parking
- Holding Deposit - £519.00
- Security Deposit - £2596.15
- Available NOW



Total area: approx. 197.5 sq. metres (2125.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## VIEWING

Book a viewing with Sole Agents DM & Co.  
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	