



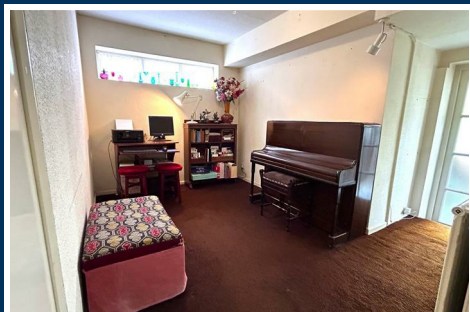
24 Wychall Lane

Kings Norton, Birmingham, B38 8TA

Offers Over £575,000



This five bedroom, detached family home is ideally positioned for access to all of the local amenities which include; Kings Norton Park and the historic village green along with the Kings Norton Nature Reserve, local nurseries, primary and secondary schools, Kings Norton train station with its excellent commuter links to the QE hospital, University of Birmingham and also the City Centre. The accommodation offered briefly comprises; fore garden and driveway for multiple vehicles, entrance porch, entrance hall, through lounge/dining room, kitchen, breakfast room, office, ground floor WC and garage. To the first floor there are five bedrooms, ensuite to bedroom 5 /dressing room and family bathroom. The property benefits from gas central heating, double glazing (except office), beautiful rear garden, side storage/workshop area and No Upward Chain. EPC rating TBC. To arrange your viewing of this lovely home please call our Kings Norton Office.



Approach

The property is approached via a driveway with decorative flowerbeds to borders leading to a double glazed front entry door with accompanying double glazed windows to the side and stained glass inset above opening into:

Porch

With ceiling light point, stained glass window to the garage area and door with stained glass accompanying window opens into:

Hallway

With stairs giving rise to the first floor landing, door opening into garage, door opening into useful under stairs storage cupboard/cloakroom, central heating radiator, cupboard housing meters and further doors opening into:

Through Lounge/Dining Room

35'0" max x 13'3" max (10.675 max x 4.047 max)

With double glazed bay window with stained glass insets to the front aspect, central heating radiator, feature fireplace with wooden surround, three ceiling light points, double glazed bay window to the rear aspect and a further central heating radiator.

Kitchen

8'1" max x 18'0" max (2.480 max x 5.487 max)

Accessed via the hallway or the living room, the Kitchen has a selection of matching wall and base units with work surfaces over, two ceiling strip light points, space facility for gas oven, space facility for washing machine, double glazed window to the rear aspect, central heating radiator, tiling to splash back areas, sink and drainer with mixer tap over and access into:

Breakfast Room

12'3" x 9'11" (3.743 x 3.043)

With central heating radiator, ceiling light point, double glazed window to the rear aspect and double glazed door giving access to the rear garden and a further door opens into:

Ground Floor WC

8'1" x 3'0" (2.472 x 0.916)

With low flush WC, floor mounted boiler and ceiling light point.

Office

7'10" x 11'9" (2.398 x 3.594)

From either to kitchen or breakfast room doors gives access into the office with an obscured single glazed window to the side aspect, ceiling light point, central heating radiator and door opening into useful storage area/cloakroom.

First Floor Accommodation

From the hallway stairs gives rise to the first floor split level landing with access to:

Landing Area

With over stairs storage area and doors opening into:

Bedroom One

13'1" x 12'2" (3.997 x 3.711)

With double glazed bay window with stained glass insets to the front aspect, central heating radiator and ceiling light point.

Bedroom Two

8'1" x 7'3" (2.465 x 2.233)

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

Bedroom Three

11'3" x 10'11" max (3.448 x 3.349 max)

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

Bathroom

7'2" x 6'1" (2.201 x 1.872)

With tiling to walls, bath with mixer tap over, low flush WC, corner mounted wash hand basin with two taps over, heated towel rail, obscured double glazed window to the front aspect, ceiling light point, loft access point and tiling to walls.

Bedroom Four

10'10" x 11'10" max (3.316 x 3.614 max)

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

Bedroom Five/Dressing Room

5'8" min x 11'10" max x 8'7" to front of wardrobes (1.732 min x 3.625 max x 2.633 to front of wardrobe)
With double glazed window to the rear aspect, ceiling light point, central heating radiator, in-built wardrobes and door opening into:

En-suite

5'10" x 5'5" (1.782 x 1.667)
With a double glazed window to the rear aspect, ceiling light point, central heating radiator, walk-in shower cubicle with mains powered shower attachment, low flush WC, wash hand basin on pedestal with two taps over, tiling to splash backs areas,

Rear Garden

Accessed from the breakfast room with steps leading down to a paved patio area with further steps with stone paving leading down to a mature lawned area with decorative trees. plants and

shrubs to borders leading down to a decked seating area and extra further land to the rear which is currently rented and a door opens into a side lean-to/workshop.

Lean To Storage/Workshop

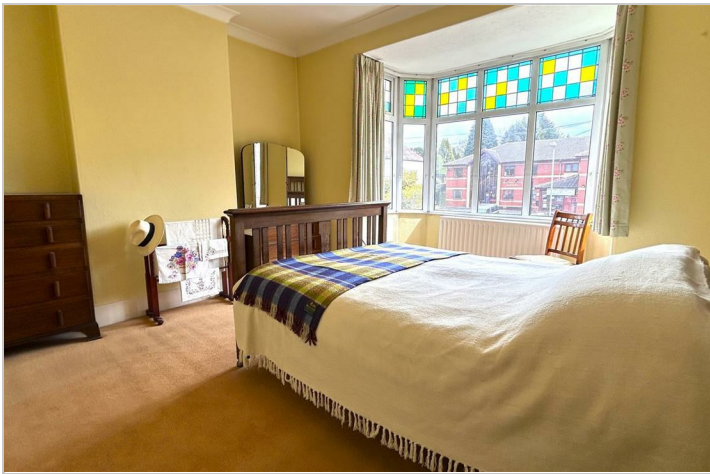
5'2" x 9'10" (1.60m x 3.00m)
Wood construction with useful storage and UPVC door opening into:

Storage and Passageway to Rear Garden

4'5" x 21'9" (1.35m x 6.63)
Brick built with shelved storage, two ceiling light points, electric power and access to the front of the property via UPVC door.

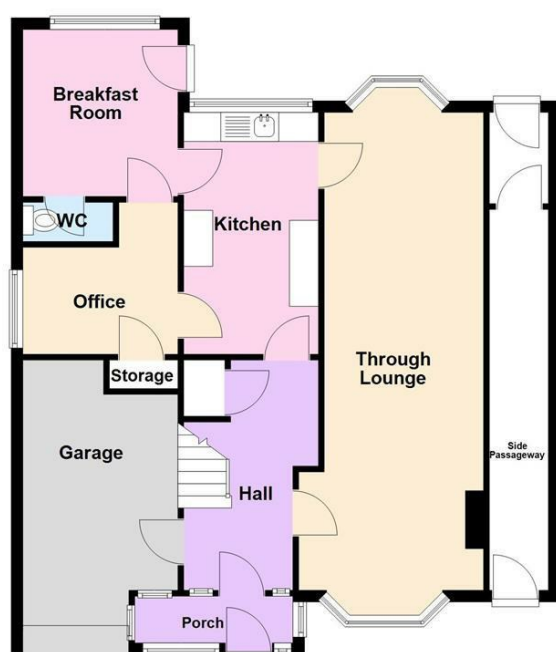
Garage

17'9" max x 11'9" max (5.411 max x 3.593 max)
With a ceiling strip light, metal doors to the front aspect, stained glass obscured window to the front porch aspect and further stained glass window above the garage doors.





Wychall Lane - NOT TO
SCALE - For illustrative
purposes only



Ground Floor
Approx. 894.8 sq. feet



First Floor
Approx. 468.2 sq. feet

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

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		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

EU Directive 2002/91/EC

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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.