



Alcester Road, Wythall Birmingham B47 6JL

welcome to

Alcester Road, Wythall Birmingham

Shipways are delighted to offer this beautifully presented four bedroom detached property in the highly sought after area of Wythall. The home is ideal for someone looking to take advantage of the local amenities nearby such as school and shops, as well as transport links.

Agent Note

The Council Tax Band is F.

Entrance Hall

Obscure double glazed door to front. Central heating radiator and access to storage.

Guest Wc

Obscure double glazed window to front. Low level toilet and hand wash basin with vanity unit. Central heating radiator and tiling to splash prone areas.

Lounge

15' 2" x 10' 10" (4.62m x 3.30m)
Double glazed window to front and side. Central heating radiator and gas fire.

Kitchen-Diner

18' x 16' 3" (5.49m x 4.95m)
Double glazed window to rear and side. A range of wall and base units with sink and drainer. Integrated appliances (dishwasher, microwave and oven). Gas hob with extractor hood over. Space for free standing appliances (fridge-freezer). Two central heating radiators.

Orangery

18' 8" x 7' 9" plus door recess (5.69m x 2.36m plus door recess)
Double glazed bifolds. Double glazed windows to side and rear. Two central heating radiators.

Utility

8' 4" plus door recess x 5' 6" (2.54m plus door recess x 1.68m)
Double glazed window to rear and obscure double glazed door to side. A range of base units with sink and drainer. Space for free standing appliance (washer-dryer). Central heating radiator.

Landing

Access to loft and central heating radiator.

Bedroom One

11' 3" x 9' 11" excluding door recess (3.43m x 3.02m excluding door recess)
Double glazed window to front. Central heating radiator. Built-in-wardrobes with draws and access to storage.

Ensuite

Obscure double glazed window to side. Low level toilet, hand wash basin with vanity unit and shower cubicle. Heated towel rail and tiling to splash prone areas.

Bedroom Two

11' 5" x 9' 5" to wardrobes (3.48m x 2.87m to wardrobes)
Double glazed window to rear. Central heating radiator and built-in-wardrobes.

Bedroom Three

14' 2" x 8' 4" (4.32m x 2.54m)
Double glazed windows to front and rear. Two central heating radiators and reduced ceiling height.

Bedroom Four

8' 1" x 7' 9" (2.46m x 2.36m)
Double glazed window to front. Central heating radiator, access to storage and fitted wardrobes.

Bathroom

Obscure double glazed window to rear. Toilet vanity, hand wash basin with vanity unit and bath with screen. Heated towel rail, tiling to splash prone areas and access to storage (housing tank).

Bathroom





Obscure double glazed window to rear. Toilet vanity, hand wash basin with vanity unit and bath with screen. Heated towel rail, tiling to splash prone areas and access to storage (housing tank).

Front Garden

Tree with flower beds with an array of plants, shrubs and bushes.

Rear Garden

Patio area with laid lawn and seating area. Side gate access to front and lighting.

Garage

18' 8" x 8' 8" (5.69m x 2.64m)
Up-and-over door to front.

Parking

Gated access with off road parking for multiple vehicles.



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welcome to

Alcester Road, Wythall Birmingham

- FOUR BEDROOM DETACHED IN THE SOUGHT AFTER AREA OF WYTHALL
- LOUNGE
- KITCHEN-DINER WITH SEPARATE UTILITY
- GUEST WC / ENSUITE / BATHROOM
- ORANGERY

Tenure: Freehold EPC Rating: D

offers in the region of

£600,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SLY111434 - 0005

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