



smarthomes

## Franklin Close

Wythall, Birmingham, B47 6AL

- Extremely Well Presented Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- No Upward Chain

**OIRO £475,000**

EPC Rating 75

Current Council Tax Band E





## Property Description

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.

The property is situated at the end of a cul-de-sac location, and is set back from the road behind a tarmac driveway providing off-road parking and extending to the garage, having lawned fore garden with manicured shrubs and leading to

### Canopy Porch

With composite front door leading to



### **Entrance Hall**

With stripped timber effect LVT flooring, wall mounted radiator, spindle balustrade staircase leading of to first floor and doors leading off to

### **Guest WC**

With close coupled WC, wall mounted radiator, LVT flooring and corner wash hand basin with tiled splashback.

### **Spacious Lounge to Rear**

15' 1" x 11' 11" (4.6m x 3.63m) With ceiling light point, two wall mounted radiators and UPVC double glazed panelled windows to side of UPVC double glazed French doors leading out to rear garden.



### **Study to Front**

9' 5" x 8' 9" (max) (2.87m x 2.67m (max)) With UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point

### **Modern Kitchen Breakfast Room To Rear**

18' 2" x 7' 9" (5.54m x 2.36m) With a range of Shaker style high gloss base units and matching wall units, butchers block style roll top work surface, single stainless steel drainer sink unit, brushed stainless steel four ring gas hob set below combination light and extractor, integrated oven, integrated 70/30 fridge freezer, full width dishwasher and integrated washing machine. UPVC double glazed French doors leading out to rear garden, wall mounted radiator, two ceiling light points and polished Porcelain tiling to floors and tiled splash back to water prone areas.



### **Accommodation On The First Floor**

#### **Landing**

With ceiling light point, ceiling smoke alarm, built-in store cupboard and doors leading off to

#### **Master Bedroom to Front**

14' 5" (into recess) x 12' 7" (4.39m (into recess) x 3.84m) With double glazed casement window to the front elevation, wall mounted radiator, wardrobe recess and doors leading off to

#### **En Suite Shower Room**

With marble effect LVT flooring, wall mounted radiator, polished Porcelain tiling to water prone areas, low level WC, pedestal wash hand basin and fully tiled shower enclosure with Aqualisa shower.

#### **Bedroom Two to Front**

14' 4" (into recess) x 8' 7" (4.37m (into recess) x 2.62m) Having a double glazed window to the front elevation, wall mounted radiator, ceiling light point and wardrobe recess.





**Bedroom Three to Rear**

10' 10" x 8' 2" (3.3m x 2.49m) Having a double glazed casement window to the rear elevation, wall mounted radiator and ceiling light point

**Bedroom Four to Rear**

8' 7" x 11' 10" (2.62m x 3.61m) Having a double glazed casement window to the rear elevation, wall mounted radiator, ceiling light point and wardrobe recess.

**Bathroom**

A white bathroom suite comprising of low level W.C, pedestal wash hand basin and panelled bath, tiling to shower area and additional tiling to sink.

**Rear Garden**

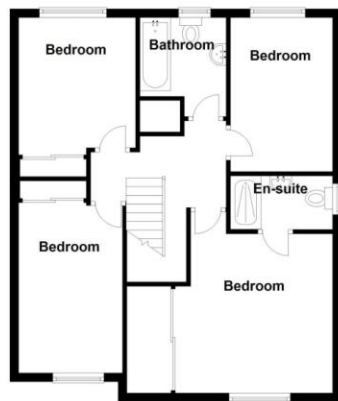
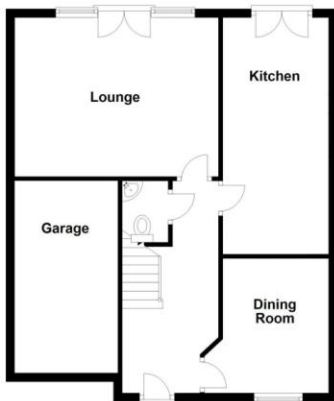
Being mainly laid to lawn with paved patio area, cold water tap, retaining shrub borders and courtesy access to the side.

**Garage**

8' 4" x 17' 5" (2.54m x 5.31m) With up-and-over garage door, wall mounted Ideal central heating boiler and power points

**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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