



smarthomes

Meadow Road

Wythall, Birmingham, B47 6EQ

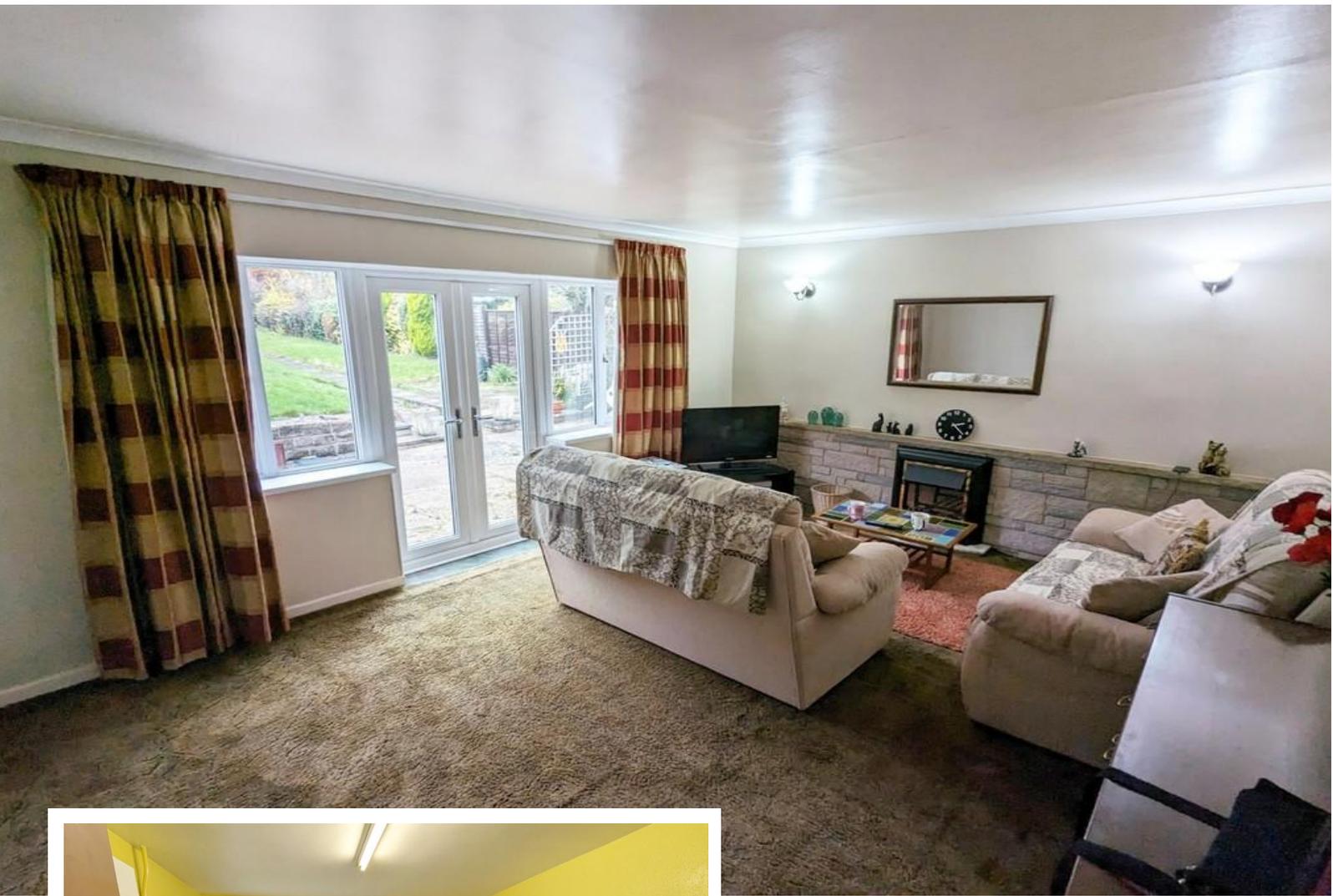
- A Semi-Detached Bungalow In Need Of Modernisation
- Three Bedrooms
- Large West Facing Rear Garden
- No Upward Chain

£370,000

EPC Rating 57

Current Council Tax Band D





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 set back from the road behind a lawned fore garden and paved driveway providing off road parking extending to part glazed front door leading through to

Entrance Hallway

With two ceiling light points, radiator, coving to ceiling and doors leading off to

Bedroom Three to Front

11' 5" x 8' 5" (3.48m x 2.57m) With double glazed window to front elevation, ceiling light point, radiator and built-in wardrobes, storage and drawers



Separate WC

With double glazed window to side, low flush WC, ceiling light point, radiator and tiling to half height

Shower Room

6' 0" x 8' 0" (1.83m x 2.44m) Having an over-sized walk-in shower cubicle with electric shower, vanity sink unit, tiling and aqua-panelling to water prone areas, double glazed window to side, wall lighting, radiator and airing cupboard housing Worcester Bosch boiler



Bedroom Two to Front

13' 4" x 10' 6" (4.06m x 3.2m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom One to Rear

10' 8" x 11' 0" (3.25m x 3.35m) With double glazed window to rear elevation, ceiling light point, radiator and coving to ceiling



Breakfast Kitchen to Rear

11' 7" x 9' 6" (3.53m x 2.9m) Being fitted with a range of wall and base units with complementary granite effect work surfaces, sink and drainer unit with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer, radiator, ceiling light point, door to pantry, double glazed window to side and obscure double glazed door leading out to the side

Lounge to Rear

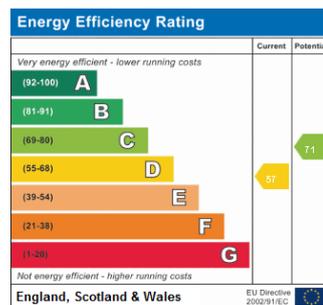
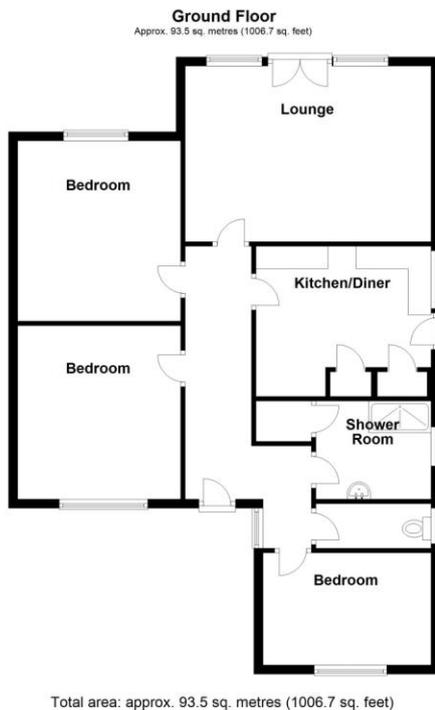
16' 5" x 12' 8" (5m x 3.86m) With double glazed windows and French doors leading out to the rear garden, stone fire surround, coving to ceiling, wall lighting and radiator

Large West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, a variety of mature shrubs, trees and bushes and gated side access to driveway

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 - D



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