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£650,000

- Modern Extended Four Bedroom Detached
- Extended Kitchen Diner Family Room
- Re-Fitted En Suite & Family Bathroom
- Guest WC & Utility

### Aspen Grove, Wythall, Birmingham, B47 6LJ

A modern extended detached property set in a delightful cul-de-sac location with accommodation comprising four bedrooms, lounge, extended re-fitted kitchen diner family room, utility, guest WC, re-fitted en suite & bathroom, landscaped rear garden, garage and off-road parking

EPC Rating - 69 Current Council Tax Band - F





## 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 tarmacadam driveway providing off road parking extending to front door leading into



### Entrance Hallway

With engineered oak flooring, ceiling light point, central heating radiator, smoke detector and alarm system, stairs leading to the first floor accommodation with under-stairs storage space and door leading off to





### Guest WC

Fitted with a white suite comprising concealed flush WC and vanity sink unit, tiling to splash prone areas, double glazed window to the front, extractor, ceiling lights, engineered oak flooring and chrome ladder style central heating radiator

### Lounge to Front

19' 7" (into bay) x 11' 3" (5.97m x 3.43m) Being accessed via double doors and having double glazed bay window to the front, ceiling light point, feature vertical central heating radiator and feature Bath stone fireplace surround with inset gas living flame log style burner.



### Superb Extended Re-Fitted Kitchen Diner Family Room to Rear

26' 5" (max) x 17' 10" (min) (8.05m x 5.44m) Being fitted with a full range of grey fronted units with stone work surfaces and matching upstands, one and a half underslung Franke sink with mixer tap and carved drainer, AEG induction hob with extractor over and glazed splash back, AEG integrated combination oven with microwave and AEG warming drawer below, integrated Neff dishwasher and space for American style fridge freezer, double glazed window to rear and full width bi-fold opening doors leading to rear garden, inset ceiling downlights, engineered oak flooring, central heating radiator, electric under-floor heating and door leading into



### **Utility Room to Side**

7' 7" x 6' 9" (2.31m x 2.06m) Fitted with wall and floor mounted units space for washing machine and tumble dryer, stainless steel sink unit with mixer tap, tiling to splash back areas, central heating radiator, ceiling light, extractor fan, built-in storage cupboards and door giving access to the garage.

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

#### **Gallery Style Landing**

With Oak handrails, smoke detector, ceiling light point, loft hatch and doors leading off to

#### **Bedroom One to Front**

18' 8" x 10' 2" (5.69m x 3.1m) With double glazed window to front elevation, feature vertical central heating radiator, ceiling light point and square opening to

#### **Dressing Area**

8' 2" x 7' 5" (2.49m x 2.26m) Fitted with a range of full height wardrobes, ceiling down-light and double glazed window to the front.

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

7' 0" x 5' 6" (2.13m x 1.68m) Fitted with a white suite comprising vanity sink unit with storage beneath, low level WC and walk-in shower enclosure with Porcelanosa tiling, mixer drencher shower over and glazed door, double glazed window to side, extractor, shaver point, tiling to walls and floor, ceiling down-lights and a ladder style central heating radiator.

#### **Bedroom Two to Rear**

11' 4" x 11' 5" (max) (3.45m x 3.48m) With double glazed window to rear elevation, central heating radiator and ceiling light point

#### **Bedroom Three to Rear**

7' 1" x 16' 3" (2.16m x 4.95m) With two double glazed windows to rear elevation, central heating radiator and two ceiling downlights.

#### **Bedroom Four to Front**

13' 0" x 8' 2" (3.96m x 2.49m) With double glazed window to front elevation, central heating radiator, ceiling light point and two fitted double wardrobes

### **Re-Fitted Four Piece Family Bathroom to Side**

8' 0" x 9' 10" (2.44m x 3m) Being re-fitted with a four piece white suite comprising; panelled bath with mixer tap, vanity wash hand basin with storage beneath, low flush WC and walk-in shower cubicle with sliding glazed door, shower mixer with drencher, designer decorative tiling to walls, obscure double glazed window to side, chrome ladder style central heating radiator, extractor, door to airing cupboard housing the Vaillant central heating boiler, timber effect flooring, shaver point and spot lights to ceiling



### Landscaped Rear Garden

The rear garden is mainly laid to lawn with a paved patio area extending the full width of the property, fencing and hedging to the boundaries and a gated side access.

### Garage

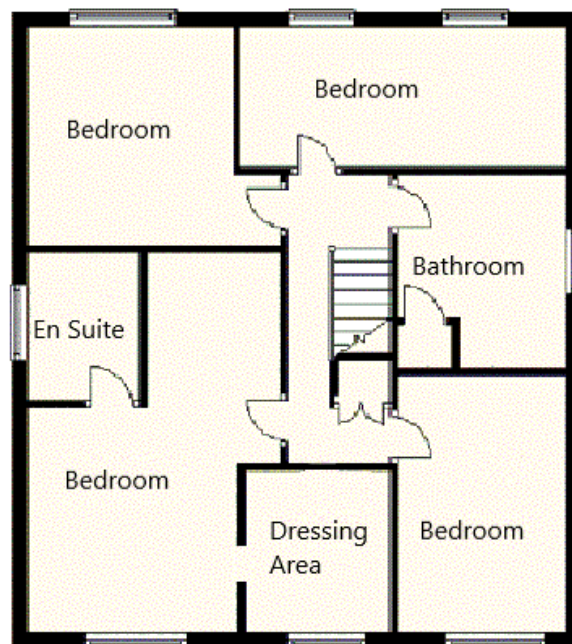
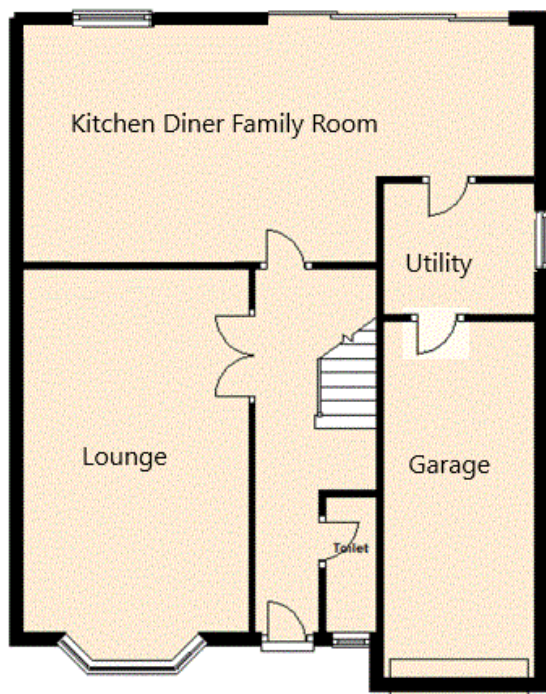
17' 8" x 7' 10" (5.38m x 2.39m) With up-and-over door to the front, power and light.

### Tenure

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







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