



## Houndsfield Lane

Wythall, Birmingham

- A Spacious & Well Presented Five Bedroom Family Home
- Breakfast Kitchen, Lounge & Dining Room
- Two En-Suite's & Re-Fitted Family Bathroom
- Landscaped Rear Garden & Double Garage

**£715,000**

Current EPC Rating - C  
Current Council Tax Band - G





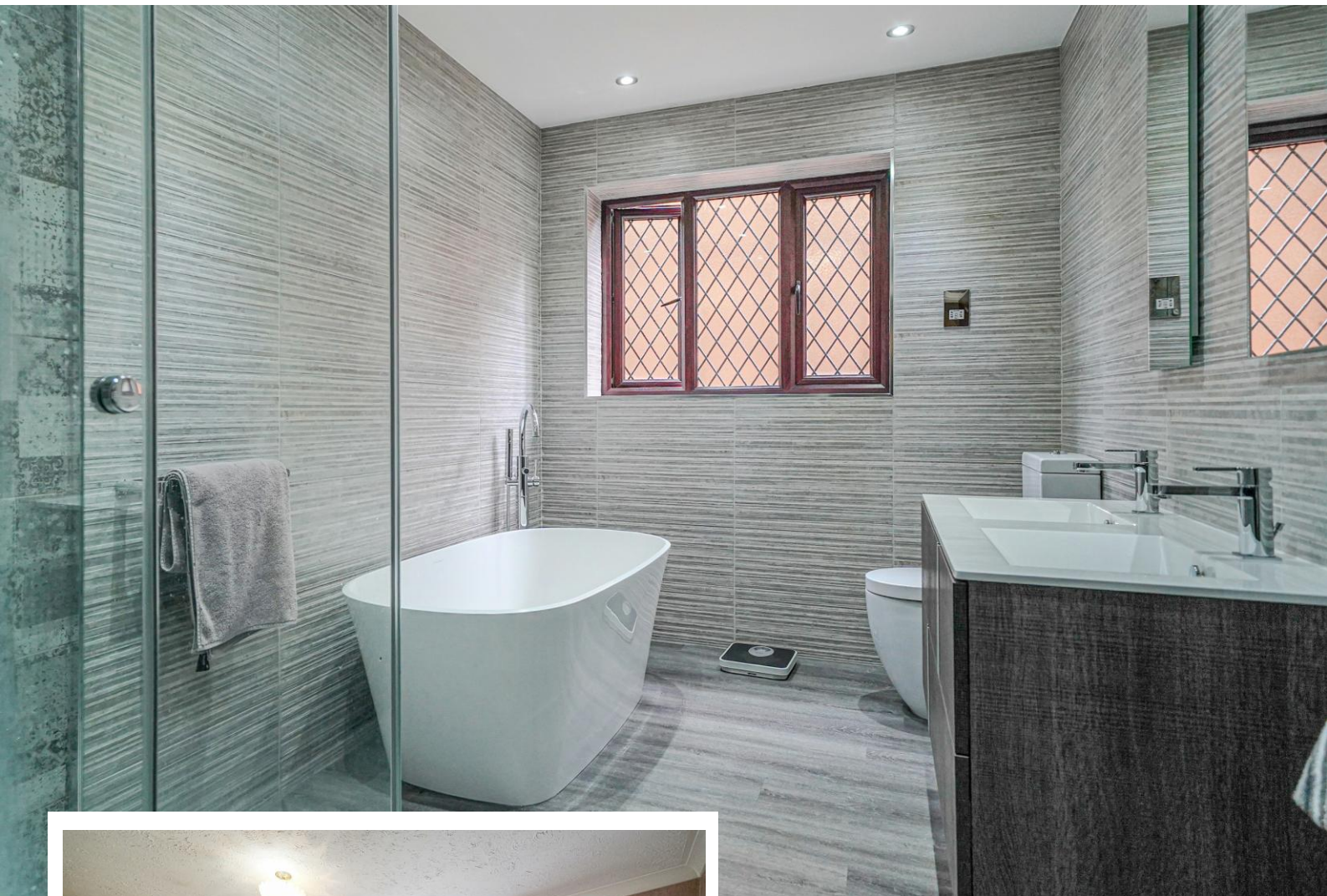


## Property Description

A substantial and very well presented five bedroom detached family home benefiting from open fields to the front. The accommodation briefly affords spacious entrance hall, lounge with feature Inglenook fireplace, dining room, breakfast kitchen, utility room, guest WC, master bedroom with re-fitted en suite bathroom, further en suite shower room and re-fitted family bathroom, double garage and delightful rear garden

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.





## Rooms & Measurements

Lounge to Front 5.94m x 4.78m (19'6" (into bay) x 15'8" (into Inglenook)

Dining Room to Rear 4.39m x 3.53m (14'5" x 11'7")

Guest WC 1.85m x 1.75m (6'1" x 5'9")

Re-Fitted Breakfast Kitchen to Rear 4.98m x 3.43m (16'4" x 11'3")

Utility Room 2.97m x 1.75m (9'9" x 5'9")

Bedroom One to Front 5m x 5.49m (16'5" (max) x 18'0" (max)

Re-Fitted En Suite Bathroom to Side 3.66m x 3.18m (12'0" x 10'5")

Bedroom Two to Front 4.5m x 2.9m (14'9" x 9'6")

Bedroom Three to Rear 3.96m x 3.51m (13'0" x 11'6")

Bedroom Four to Rear 5m x 3.2m (16'5" (max) x 10'6" (max)

En Suite Shower Room 1.73m x 1.7m (5'8" x 5'7")

Bedroom Five to Front 3.18m x 2.62m (10'5" x 8'7")

Re-Fitted Five Piece Family Bathroom to Side 3.66m x 2.01m (12'0" x 6'7")

Double Garage 5.64m x 5.08m (18'6" x 16'8")

### 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 – G





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