



Norton Lane

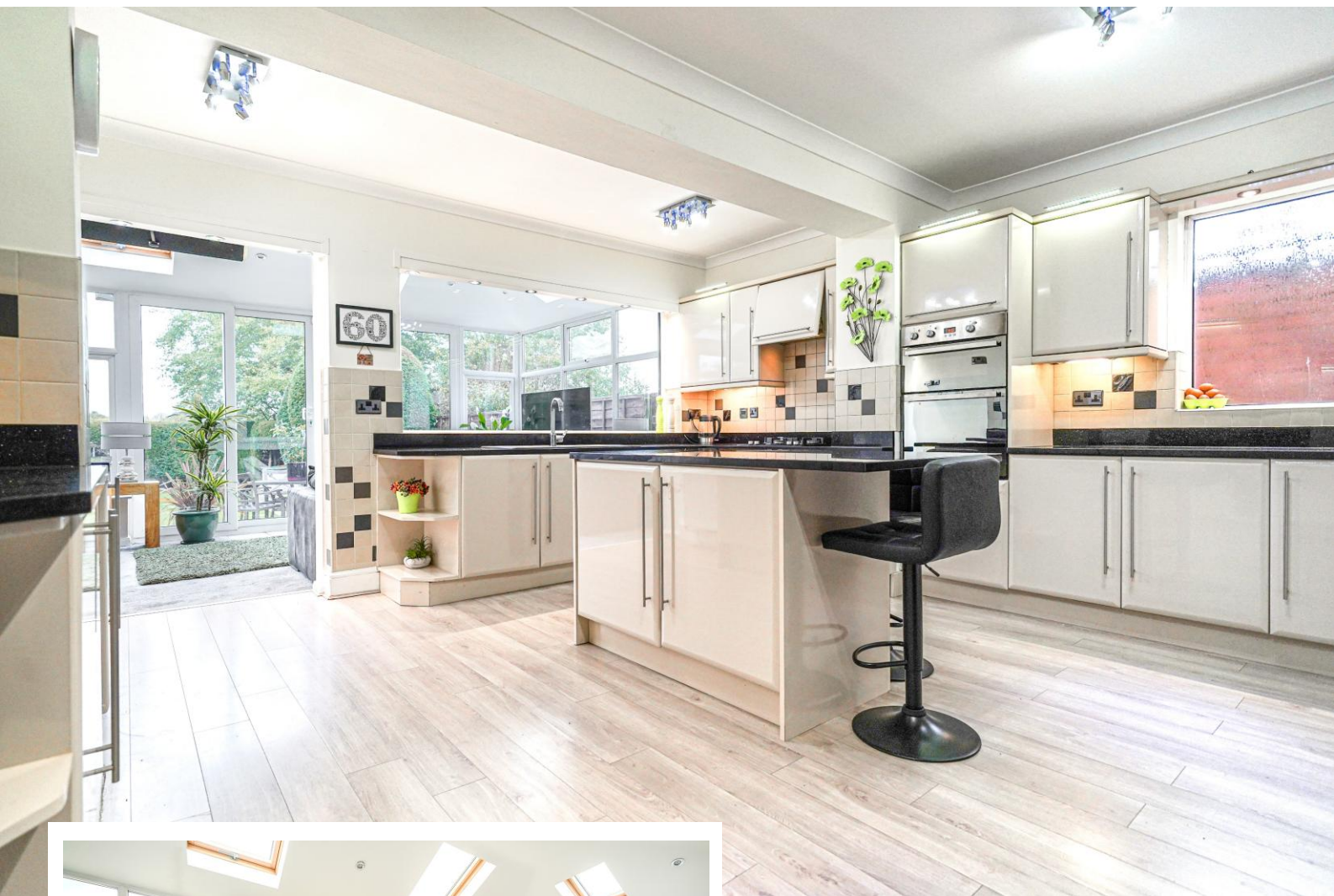
Wythall, Birmingham

- A Very Well Presented Four Bedroom Family Home
- Re-Fitted Breakfast Kitchen & Family Shower Room
- Delightful Mature Rear Garden & Garage
- Situated in a Delightful Semi-Rural Location

£700,000

Current EPC Rating - D
Current Council Tax Band - E

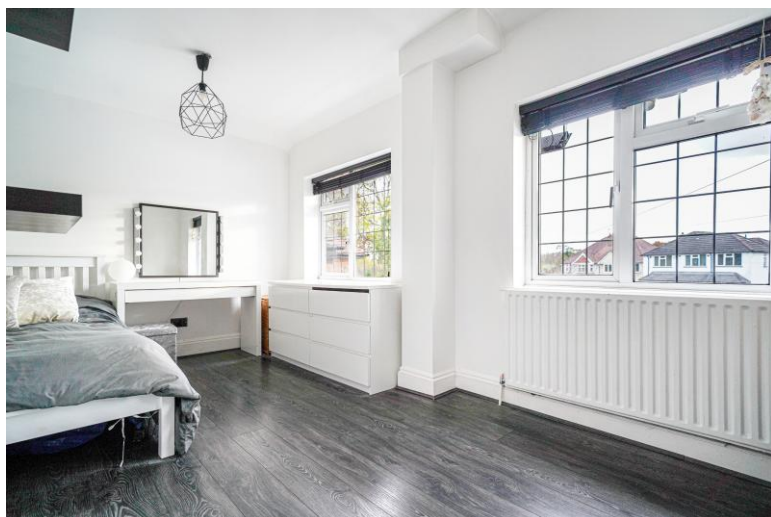
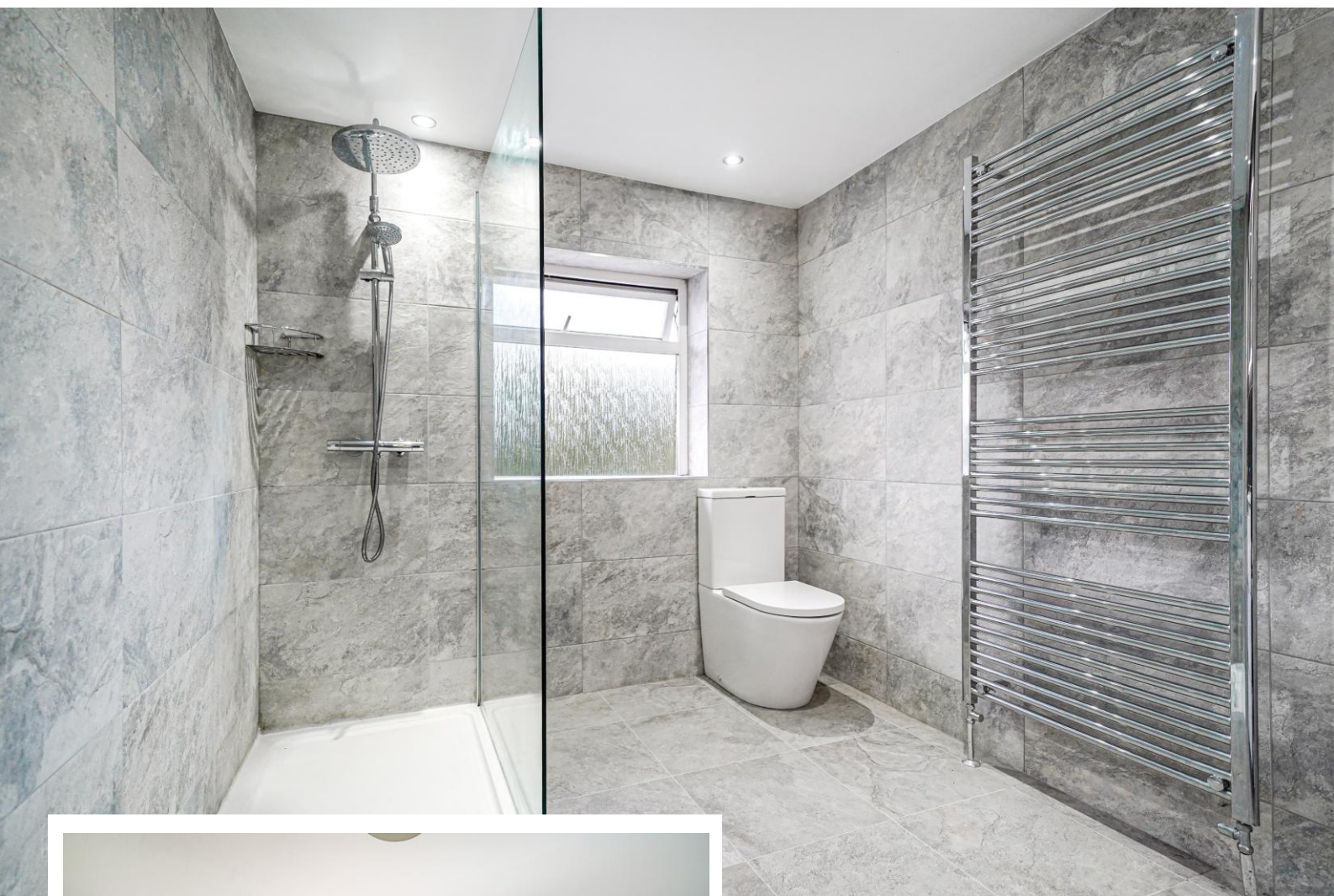




Property Description

A very well presented and extended detached family home situated in a delightful semi-rural location. Offering spacious accommodation comprising two reception rooms, breakfast kitchen opening in a superb family room, guest W.C, four good size bedrooms, re-fitted family shower room, large mature rear garden with home office/gym, garage and driveway parking

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 4.9m x 3.5m (16'0" x 11'5")

Extended Dining Room to Rear 6m x 3.5m (19'8" x 11'5")

Breakfast Kitchen 4.9m x 4.7m (16'0" x 15'5")

Superb Family Room to Rear 8.1m x 3.4m (26'6" x 11'1")

Bedroom One to Front 4.9m x 3.5m (16'0" x 11'5")

Bedroom Two to Rear 4.7m x 3.5m (15'5" x 11'5")

Bedroom Three to Front 4.7m x 3.4m (15'5" x 11'1")

Dual Aspect Bedroom Four 4.4m x 2.2m (14'5" x 7'2")

Re-Fitted Family Shower Room to Rear 2.8m x 2.2m (9'2" x 7'2")

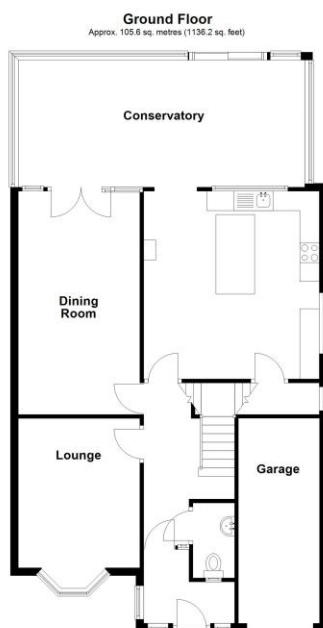
Home Office/Gym 3.9m x 3.6m (12'9" x 11'9")

Garage 5.4m x 2.3m (17'8" x 7'6")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – E



Total area: approx. 166.0 sq. metres (1787.3 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.