



Station Road, Wythall

Offers In Excess Of £600,000

- LARGE FRONT GARDEN & DRIVEWAY
- PORCH
- DUAL ASPECT LOUNGE & DINING ROOM
- UTILITY & GROUND FLOOR WC
- TWO BATHROOMS
- DETACHED DOUBLE GARAGE
- ENTRANCE HALLWAY
- REFITTED KITCHEN & BREAKFAST ROOM
- FIVE BEDROOMS
- PRIVATE REAR GARDEN

An enviable location for this unique traditional house, superbly improved by the current owners offering spacious family accommodation in the village of Wythall.

The property is located close to well regarded primary schooling at Meadow Green on the road itself and senior schooling at Woodrush Academy which is sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Nearby is the Alcester Road which provides easy access to junction 3 of the M42 motorway forming the hub of the midlands motorway network.

Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the surrounding suburbs.

Local shops, services and the renowned Beckett's Farm are within walking distance and further into Shirley and Maypole with their comprehensive retail, hostelrys and shopping facilities.

Across the road is a public footpath providing pleasant walks alongside Fulford heath Golf Club to Earlswood and beyond.

An ideal location therefore for this most versatile home which sits back from the road behind an extensive driveway and lawned foregarden, a pillared canopy front porch with UPVC double glazed front door opens to the

PORCH

Having part glazed door into the

ENTRANCE HALLWAY

Having turned staircase to the first floor accommodation, wall light point, central heating radiator, oak flooring and doors to the ground floor WC, utility, dining room and

DUAL ASPECT LOUNGE

16'5 x 11'5 max (5.00m x 3.48m max)



Having UPVC double glazed window to the front and side and door to the rear garden, two ceiling light points, two central heating radiators, oak flooring and feature fireplace with open hearth

DINING ROOM

16'6 max x 9'6 (5.03m max x 2.90m)



Having UPVC double glazed windows to the front and side, ceiling light point, central heating radiator, oak flooring, storage to understairs recess and door into the

REFITTED KITCHEN

13'0 x 6'6 (3.96m x 1.98m)



Being refitted with a classical range of wall, drawer and base units with quartz work surfaces and matching up stands over, inset composite sink with mixer tap, integrated Neff induction hob with extractor over and double eye level oven, dishwasher, fridge and freezer, ceramic tiled floor, ceiling light point, feature radiator, UPVC double glazed window to the rear garden and doorway into the

BREAKFAST ROOM

14'7 x 9'9 max (4.45m x 2.97m max)



Having matching units with breakfast bar, ceramic floor tiles, ceiling light point, feature radiator, UPVC double glazed door and feature window and doors to the rear garden, front driveway and

MUSIC ROOM / SECOND RECEPTION ROOM
15'9 x 8'10 (4.80m x 2.69m)



Having glazed bay window to the front and UPVC double glazed double doors to the rear garden, three wall light points and central heating radiator

UTILITY

Having space for washing machine and tumble dryer, inset double Belfast sink, ceiling light point, heated towel rail and UPVC double glazed window to the rear

GROUND FLOOR WC



Having low level WC, pedestal wash hand basin, ceramic tiled floor, ceiling light point, heated towel rail and UPVC double glazed window to the rear

FIRST FLOOR GALLERIED LANDING



Having recessed ceiling spot lights, central heating radiator and doors to the master bedroom, bedrooms two and three and family bathroom

MASTER BEDROOM
16'5 x 11'8 max (5.00m x 3.56m max)



Having UPVC double glazed window to the front and rear, two ceiling light points and central heating radiator

BEDROOM 2
10'10 x 9'11 max (3.30m x 3.02m max)



Having UPVC double glazed windows to the front and side, ceiling light point and central heating radiator

BEDROOM 3
13'1 x 6'7 (3.99m x 2.01m)



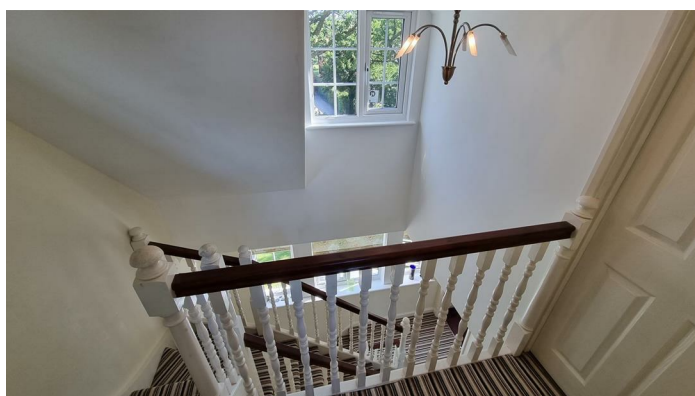
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

FAMILY BATHROOM



Having shower enclosure, bath, low level WC, pedestal wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

SECOND FLOOR GALLIERIED LANDING



Having ceiling light point and doors to bedrooms four and five and shower room

BEDROOM 4
14'9" x 12'0" into bay max with reduced head height (4.50m x 3.66m into bay max with reduced head height)



Having UPVC double glazed windows to the front and rear, ceiling light point and central heating radiator

BEDROOM 5

12'0" into bay x 10'9" into bay max with reduced h (3.66m into bay x 3.28m into bay max with reduced h)



Having UPVC double glazed windows to the front and rear, ceiling light point and central heating radiator

SHOWER ROOM



Having shower enclosure, low level WC, pedestal wash hand basin, ceramic wall and floor tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

DETACHED DOUBLE GARAGE
19'4 x 18'8 (5.89m x 5.69m)

Having light and power, up and over door to the front, window and door to the side

PRIVATE REAR GARDEN

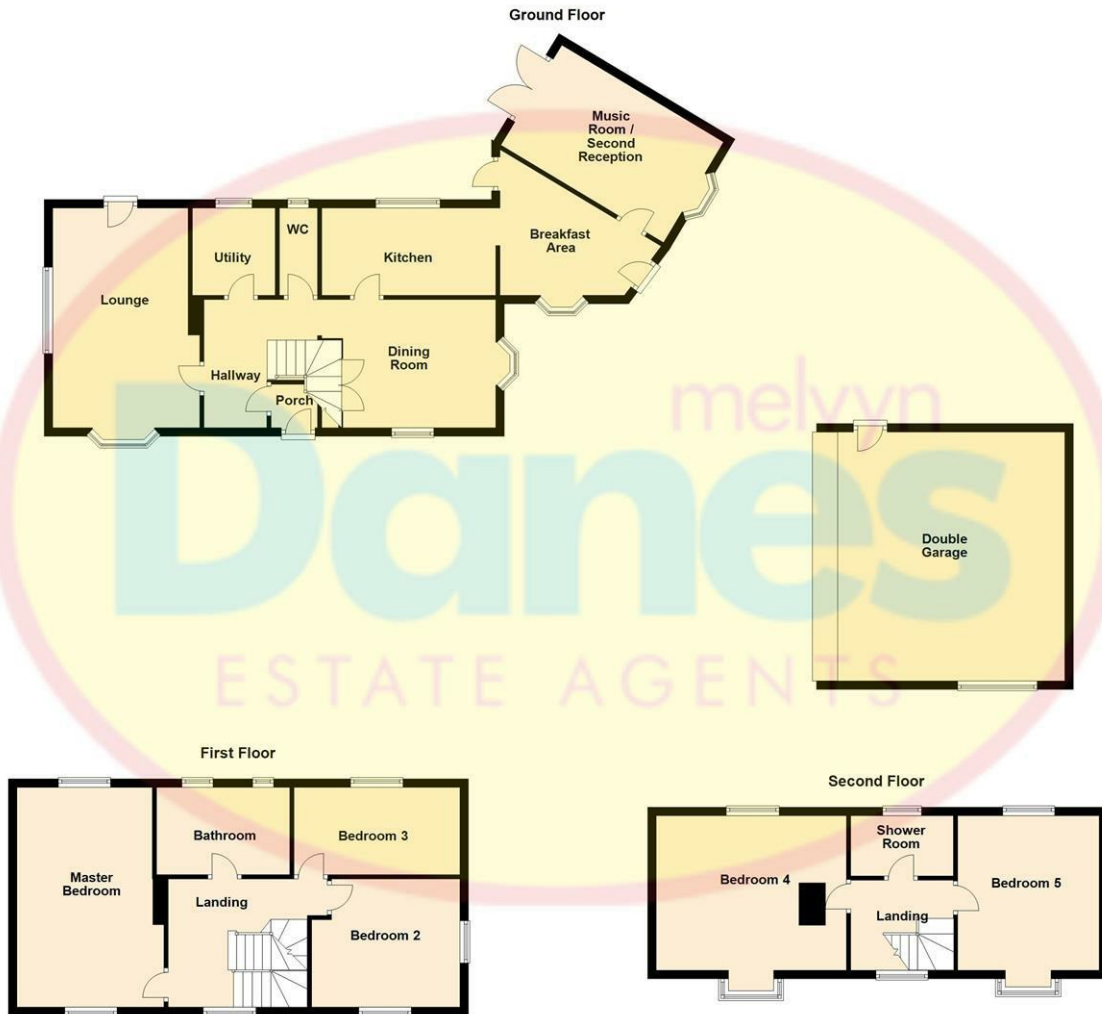


Having paved and gravel patio leading to lawn with shrub borders, fencing and hedges to boundaries and gated side access



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



COUNCIL TAX BAND - F

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**118 Station Road Wythall
B47 6AB**

Council Tax Band: F

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |