



# Norton Drive, Wythall

## Offers Around £750,000

- ENTRANCE HALLWAY
- LOUNGE WITH INGLENOOK
- UTILITY
- FOUR BATHROOMS
- PRIVATE REAR GARDEN
- STUDY & GUEST CLOAKS WC
- REFITTED KITCHEN DINER
- FIVE BEDROOMS
- DOUBLE DETACHED GARAGE & DRIVEWAY
- GATED ENTRANCE TO PRIVATE DEVELOPMENT

An enviable location for this spacious executive detached home offering spacious family accommodation in a small private gated development in the village of Wythall.

The property is located close to well regarded primary schooling at Meadow Green on Station Road and senior schooling at Woodrush Academy which is sited in Shawhurst Lane in Hollywood. (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, hostelry and shopping facilities.

An imposing entrance from Norton Lane with double electronic gated opening into a block paved and gravel driveway, an open porch gives access to a part glazed front door opening into the

### **ENTRANCE HALLWAY**



Having turned staircase to the first floor accommodation, ceiling light point, central heating radiator and doors to the annexe, kitchen diner, lounge, study and

### **GUEST CLOAKS WC**

Having low level WC, wash hand basin, ceiling light point, central heating radiator and window to the side

### **STUDY**

**12'3 x 10'4 (3.73m x 3.15m)**

Having window to the front, ceiling light point and central heating radiator

### **LOUNGE WITH INGLENOOK** **21'4 x 15'3 into inglenook (6.50m x 4.65m into inglenook)**



Having windows to the side and French doors to the rear, two ceiling light points, two central heating radiators and walk in inglenook fireplace with log burner

### **REFITTED KITCHEN DINER** **27'0 x 11'6 (8.23m x 3.51m)**



Having a modern range of refitted wall, drawer and base units with granite work surfaces over and matching upstands incorporating inset sink with mixer tap and instant filtered hot and cold water tap, range master cooker with extractor over, double dishwasher, integrated microwave, recessed ceiling spot lights, two central heating radiators, windows and double doors to the rear garden and door into the



### UTILITY

Having wall and base units with sink and drainer, space for laundry appliances, ceiling light point, central heating radiator, wall mounted central heating boiler and door to the side

### LANDING

Having loft access with pull down ladder, two ceiling light point, central heating radiator and doors to four double bedrooms, family bathroom and airing cupboard with high pressure hot water tank

### MASTER BEDROOM

**13'1 x 11'8 (3.99m x 3.56m)**

Having window to the rear, two ceiling light points, central heating radiator, built in wardrobes and door into the

### REFITTED EN SUITE



Having large walk in shower, oversize wash hand basin in vanity unit, low level WC, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and window to the rear

### GUEST BEDROOM

**16'6 into door recess x 12'2 (5.03m into door recess x 3.71m)**



Having window to the front, two ceiling light points, central heating radiator, built in wardrobes and door into the

### EN SUITE



Having shower enclosure, pedestal wash hand basin, low level WC, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and window to the side

**BEDROOM 3**  
**15'2 max x 9'4 (4.62m max x 2.84m)**



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

**BEDROOM 4**  
**12'2 x 8'11 max (3.71m x 2.72m max)**



Having window to the front, ceiling light point and central heating radiator

**FAMILY BATHROOM**



Having panelled bath, shower enclosure, pedestal wash hand

basin, low level WC, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and window to the rear

**ANNEXE - LOUNGE AREA**  
**15'8 x 13'2 (4.78m x 4.01m)**



Having windows and door to the front and side, two ceiling light points, central heating radiator open access to the refitted kitchen diner and door to the

**GUEST CLOAKS WC**

Having low level WC, wash hand basin in vanity cupboard, recessed ceiling spot light, heated towel rail and window to the side

**ANNEXE KITCHEN DINER**  
**13'11 x 10'10 (4.24m x 3.30m)**



Having a range of modern wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, induction hob with extractor over and oven beneath, integrated fridge, freezer and washing machine, recessed ceiling spot lights, feature radiator and stairs rising to the first floor accommodation

**ANNEXE BEDROOM**  
**24'1 x 13'2 (7.34m x 4.01m)**



Having windows to the front and side, recessed ceiling spot lights, central heating radiator, built in wardrobes and door into the

**ANNEXE EN SUITE**



Having large walk in shower, wash hand basin in vanity unit, low level WC, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and window to the side

**PRIVATE REAR GARDEN**



Having paved patio area leading to lawn with ornamental pond, raised patio area, Edwardian greenhouse, gated side access, fencing and hedges to boundaries and mature screening to the rear

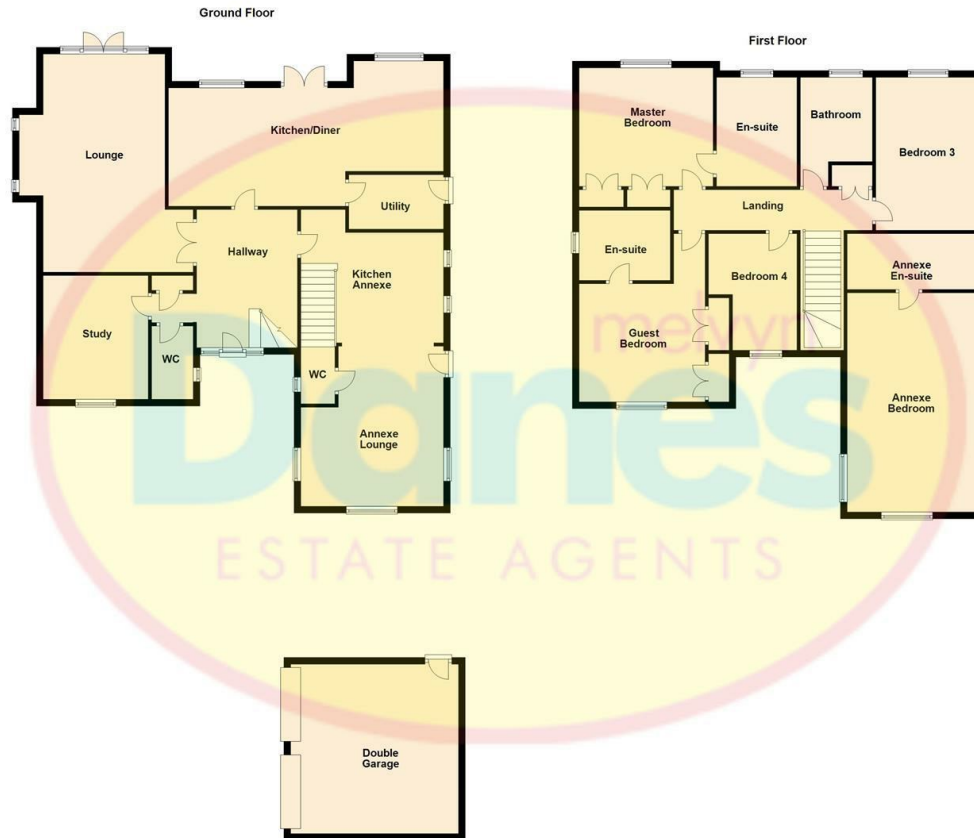


**DETACHED DOUBLE GARAGE**  
**16'6 x 16'5 (5.03m x 5.00m)**

Having two up and over doors, light and power and courtesy door to the side

## 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 - G

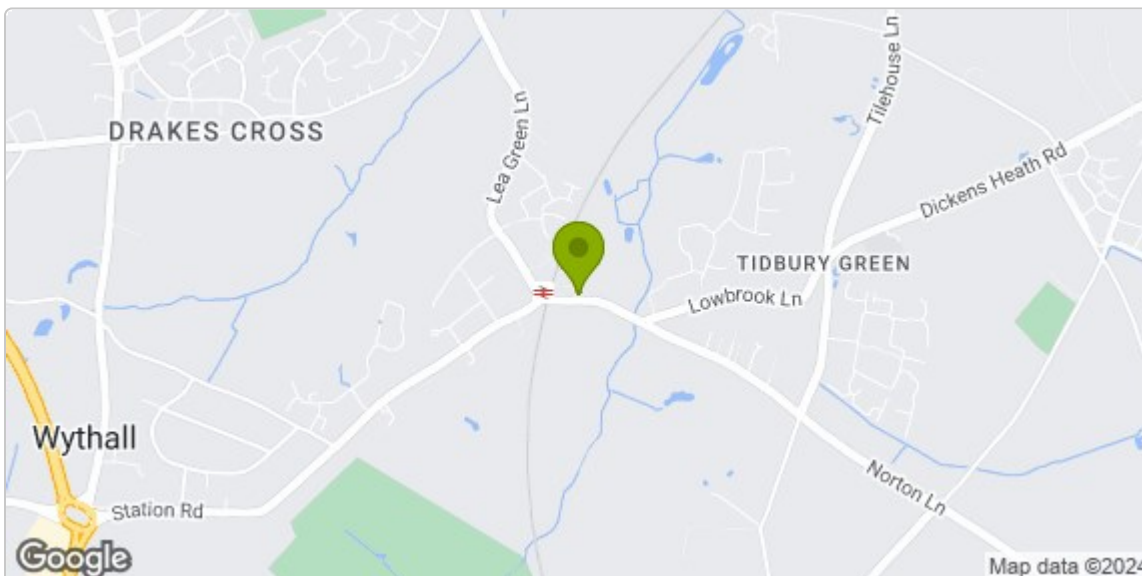
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**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.



**Full Postal Address:**  
3 Norton Drive Wythall B47  
6HH

**Council Tax Band: G**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	80
	EU Directive 2002/91/EC	