



Norton Lane, Wythall

Offers Around £625,000

- PORCH
- LOUNGE
- REFITTED KITCHEN & UTILITY
- TWO BATHROOMS
- REAR GARDEN WITH OPEN VIEWS
- HALLWAY
- DINING ROOM
- SIX BEDROOMS
- LARGE SIDE GARAGE
- GATED FRONT DRIVEWAY

Situated in this most sought after location on Norton Lane in the village of Wythall, this greatly extended and superbly presented traditional semi detached house offers generous family accommodation with open views to the rear.

The property is located close to primary schooling at Meadow Green Infant and Junior School in Wythall, The Coppice Primary/Nursery School and senior schooling at Woodrush Senior School in Shawhurst Lane, Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access along the Alcester Road to Birmingham City Centre and its surrounding suburbs and back towards Redditch. Both of which offer a wide selection of shops and hostelrys. Junction 3 of the M42 is close by which forms the hub of the midlands motorway network.

Station Road and Drakes Cross Parade offer a selection of local shops and services which are both just a short distance away. Local doctors are available both in Wythall and Hollywood and Wythall Park offers extensive social, leisure and sporting events within it's 37 acres.

Wythall railway station is within walking distance and Whitlocks End is nearby offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Shirley and Solihull.

An ideal location therefore, for this family home which is set back from the road behind a secure gated gravel driveway with ample parking for multiple vehicles. A UPVC double glazed door with matching side panels opens directly into

PORCH

Having ceiling light point, ceramic tiled floor and UPVC double glazed door opening into the

HALLWAY



Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening into the extended kitchen diner and

DINING ROOM/FRONT LOUNGE **14'2 into bay x 11'1 (4.32m into bay x 3.38m)**



Having ceiling light point, central heating radiator, feature fireplace with inset log burner and UPVC double glazed bay window to the front

EXTENDED & REFITTED KITCHEN DINER **24'10 x 13'0 (7.57m x 3.96m)**



Being refitted with a modern range of wall, drawer and base storage units with granite work surfaces over incorporating inset Belfast sink, space for range cooker with extractor over, integrated dishwasher and refrigerator, ceramic wall and floor tiles, recessed ceiling spot lights, UPVC double glazed window to the rear and open access into the



EXTENDED LOUNGE
25'0 x 10'10 (7.62m x 3.30m)



Having two ceiling light points, two central heating radiators, feature fireplace with inset log burner and UPVC double bi fold doors to the rear garden

UTILITY

Having base units with work surface over, inset Belfast sink, space and plumbing beneath for washing machine and tumble dryer, ceramic wall and floor tiles, two ceiling light points, central heating radiator, UPVC double glazed door to

the rear, boiler cupboard and open access into inner lobby with courtesy door to the garage and further door into the

GROUND FLOOR WC



Having low level WC, wash hand basin, full height ceramic wall tiles, recessed ceiling spot light, heated towel rail and ceramic tiled floor

FIRST FLOOR LANDING

The first floor is approached from the hall by a staircase which leads to the LANDING having ceiling light point, stairs rising to second floor accommodation and doors leading off to FIVE BEDROOMS, REFITTED BATHROOM & REFITTED SHOWER ROOM

BEDROOM 1

14'5 into bay x 11'1 (4.39m into bay x 3.38m)



Having UPVC double glazed bay window to the front, central heating radiator, ceiling light point and built in wardrobes

BEDROOM 2
12'0 x 11'0 (3.66m x 3.35m)



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

BEDROOM 3
10'2 x 8'1 (3.10m x 2.46m)



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

BEDROOM 4
10'0 x 8'9 (3.05m x 2.67m)



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

BEDROOM 5
7'0 x 6'9 (2.13m x 2.06m)

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

REFITTED BATHROOM



Having a double ended panelled bath, shower enclosure, wash hand basin in vanity unit, low level WC, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

REFITTED SHOWER ROOM



Having low level WC, wash hand basin, shower enclosure, ceramic wall and floor tiles, recessed ceiling spot lights and heated towel rail

SECOND FLOOR LANDING

The second floor is approached from the first floor landing by a staircase which leads to a further LANDING having ceiling light point, Velux window and door into BEDROOM 6

BEDROOM 6

13'7 x 11'10 with restricted headroom (4.14m x 3.61m with restricted headroom)



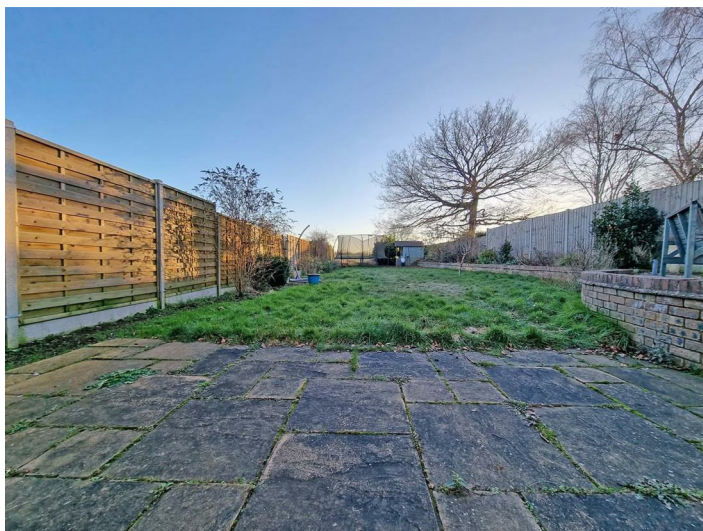
Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and storage cupboards to the eaves

LARGE SIDE GARAGE

16'7 x 12'1 (5.05m x 3.68m)

Having light and power, courtesy door to the kitchen, electric roller shutter door to the front driveway and pod point charging

LARGE REAR GARDEN WITH OPEN VIEWS



Having paved patio area leading to extensive lawn with raised further gravel patio area, flower and shrub borders, hedges and fencing to boundaries and views to the rear of the open countryside





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 - E

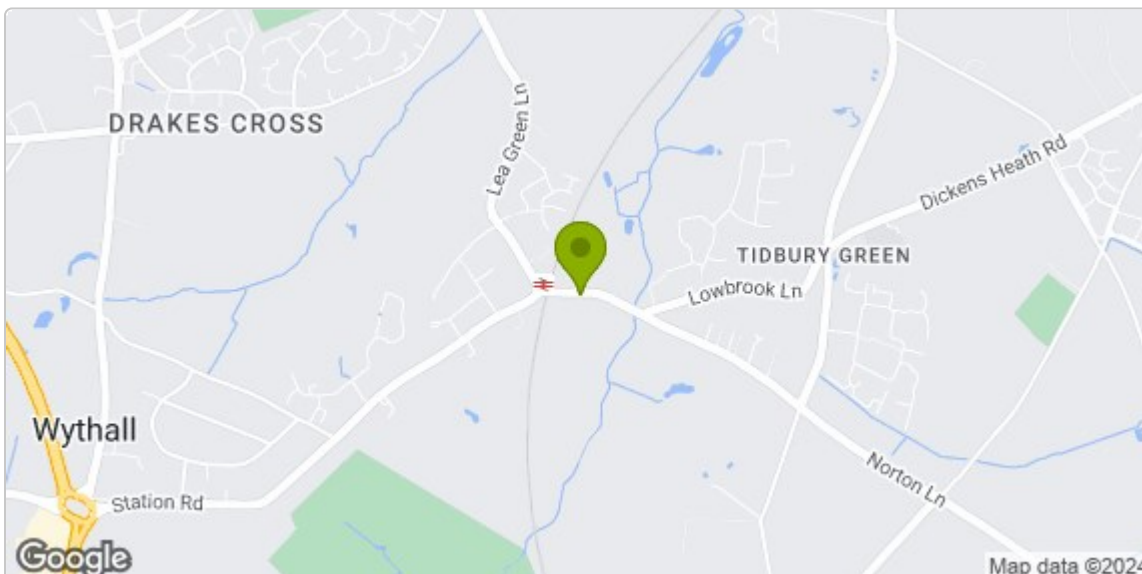
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

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:
19 Norton Lane Wythall
Birmingham B47 6HA

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	