



Houndsfield Lane, Wythall

Offers Around £475,000

- PORCH
- THROUGH LOUNGE
- MODERN KITCHEN DINER
- TWO FURTHER DOUBLE BEDROOMS
- PLEASANT FRONT & REAR GARDENS
- HALLWAY & GUEST CLOAKS WC
- DINING ROOM
- MASTER BEDROOM WITH EN SUITE
- MODERN BATHROOM
- GARAGE & FRONT DRIVEWAY

Situated on the edge of the most highly regarded Hollywood Grange development this well appointed detached property built by Bryant Homes with pleasant views to the side and close to the local amenities of Wythall and Hollywood recently refurbished and reconfigured by the current owners.

There is well regarded schooling at Meadow Green, Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs. There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a private road, a block paved front driveway with artificial side lawn, a UPVC double glazed front door opens into the

PORCH

Having wall light point and part glazed door into the

HALLWAY

Having turned staircase rising to the first floor accommodation, Karndean flooring, two ceiling light points, central heating radiator and doors to the kitchen diner, guest cloaks WC and lounge

GUEST CLOAKS WC

Having low level WC, wash hand basin in vanity unit, ceiling light point, central heating radiator and UPVC double glazed window to the front

THROUGH LOUNGE

24'2 into bay x 11'1 (7.37m into bay x 3.38m)



Having UPVC double glazed bay window to the front and sliding patio doors to the rear garden, two ceiling light points, two central heating radiators and modern wall mounted electric fire

DINING ROOM

17'6 x 8'1 (5.33m x 2.46m)



Having UPVC double glazed windows to the side and sliding patio doors to the rear garden, two ceiling light point and central heating radiator

MODERN KITCHEN DINER

18'7 x 10'2 (5.66m x 3.10m)



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, five ring gas hob with extractor over, eye level double over, integrated fridge freezer and dishwasher, ceramic wall tiles, Karndean flooring, recessed ceiling spot lights, central heating radiator, doors to utility cupboard and dining room, UPVC double glazed windows to the side and rear and door to the rear garden

LANDING

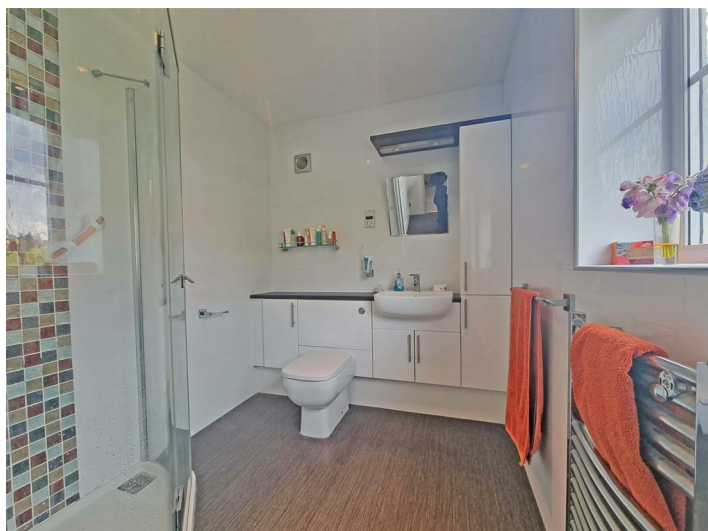
Having ceiling light point, loft access and doors to master bedroom with en suite, two further double bedrooms and modern family bathroom

MASTER BEDROOM
11'5 x 9'9 (3.48m x 2.97m)



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

EN SUITE



Having shower enclosure, wash hand basin in vanity unit with low level WC and concealed cistern, ceramic wall tiles, ceiling light point, heated towel rail, airing cupboard and UPVC double glazed window to the front

BEDROOM 2
10'7 x 10'0 (3.23m x 3.05m)



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

BEDROOM 3
11'11 max x 7'5 (3.63m max x 2.26m)

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

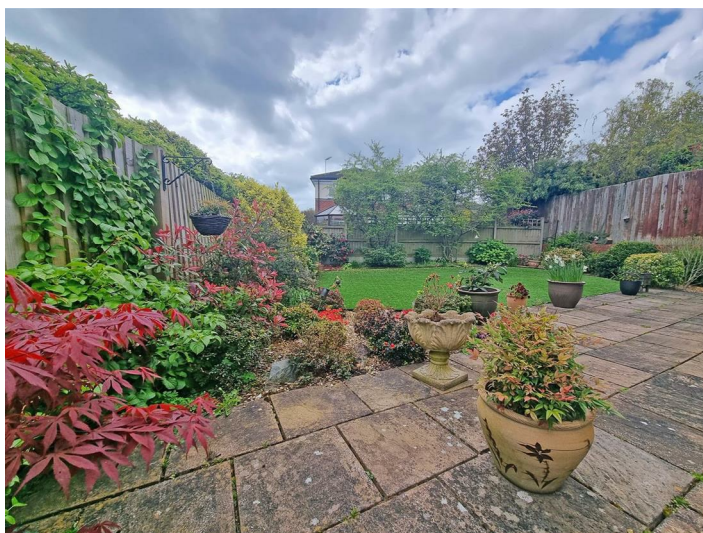
MODERN FAMILY BATHROOM

Having P shaped Jacuzzi spa bath, wash hand basin in vanity unit with low level WC and concealed cistern, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

GARAGE
16'6 x 8'4 (5.03m x 2.54m)

Having light and power, up and over door to the front driveway and courtesy door into the hall cloaks cupboard

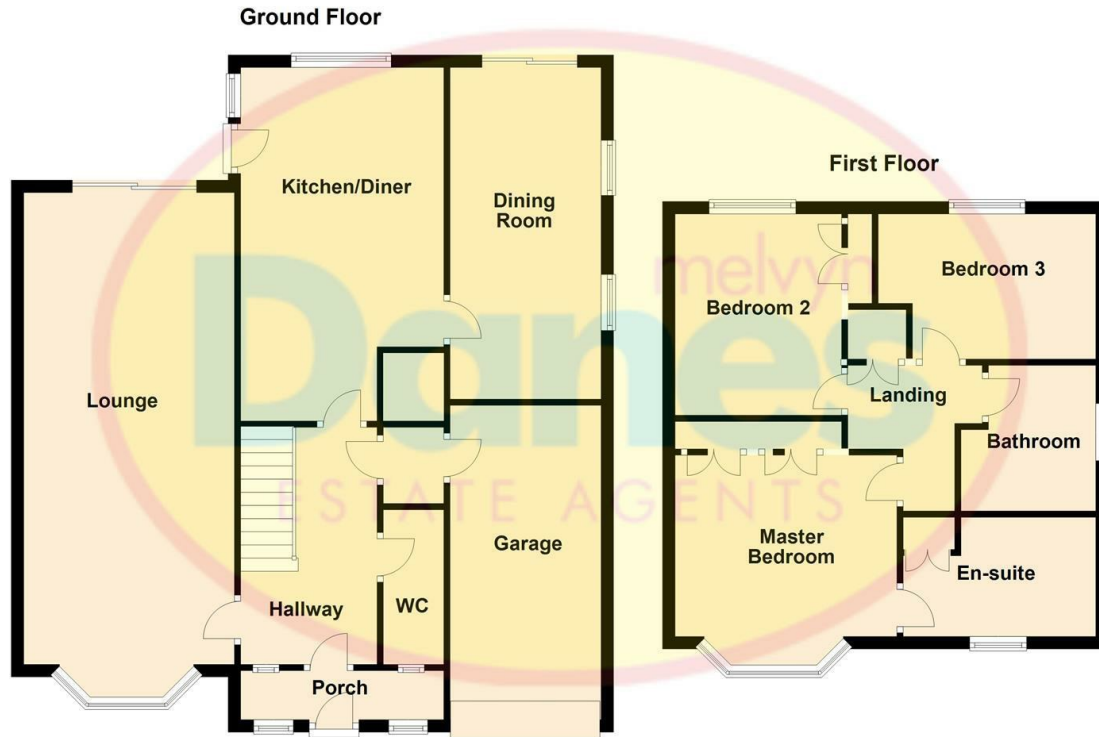
REAR GARDEN



Having paved patio area leading to artificial lawn with shrub, flower and herbaceous borders, fencing 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 - E

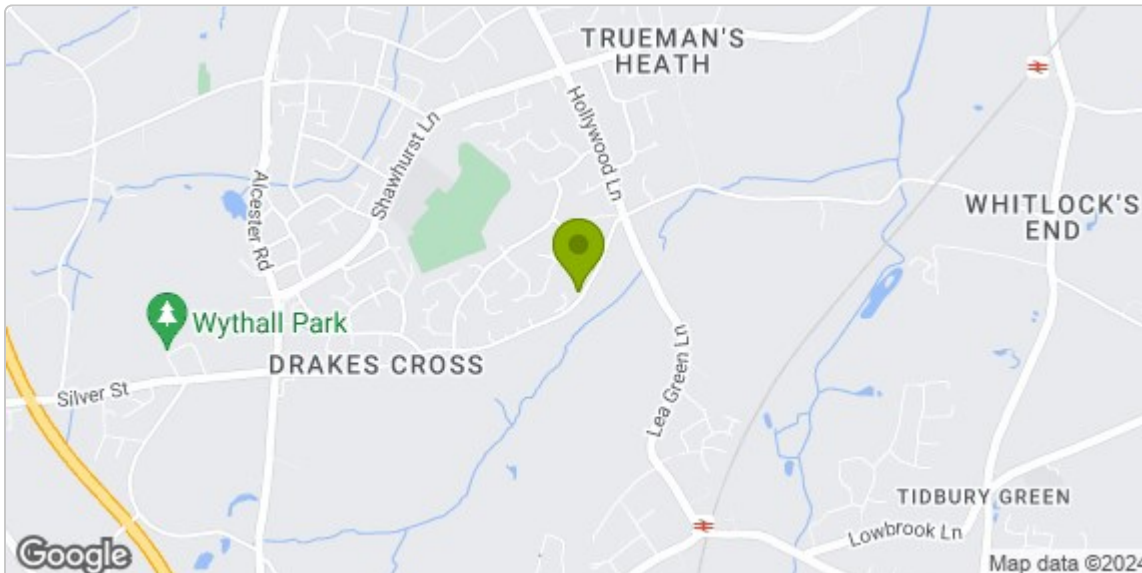
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

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:
95 Houndsfield Lane Wythall
B47 6LX

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk