



melvyn
Danes
ESTATE AGENTS

**Ann Road
Wythall
Offers Around £385,000**

Description

Situated in this most popular location, this extended semi detached house now requiring some updating and refurbishment is ideally situated to take advantage of the local amenities, transport and schooling in Wythall.

The property is located close to primary schooling at Meadow Green on Station Road, Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane in nearby Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access to the Alcester Road which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway networks.

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 City of Birmingham, Shirley and Redditch.

Local convenience stores and other retailers can be found close by on Station Road and Drakes Cross Parade on the Alcester Road, Becketts farm is within walking distance and further on to Maypole where one will find Sainsbury's and other outlets.

Set back from the road via a paved and gravel driveway, UPVC double glazed front doors open into the porch, the hallway has stairs to the first floor accommodation and doors to the front and rear receptions rooms, the extended kitchen diner has a door to the utility with access to the rear garden.

On the first floor there are three bedrooms and a bathroom and separate WC.

The rear garden has a patio area leading to lawn with mature flower and shrub borders, fencing and hedges to boundaries and gated side access.



Accommodation

PORCH

HALLWAY

DINING ROOM

14'3 into bay x 12'5

EXTENDED LOUNGE

19'0 x 11'11 max

KITCHEN DINER

15'9 max x 11'0 max

UTILITY

GROUND FLOOR WET ROOM

LANDING

BEDROOM 1

14'7 into bay x 11'2

BEDROOM 2

12'1 x 11'2

BEDROOM 3

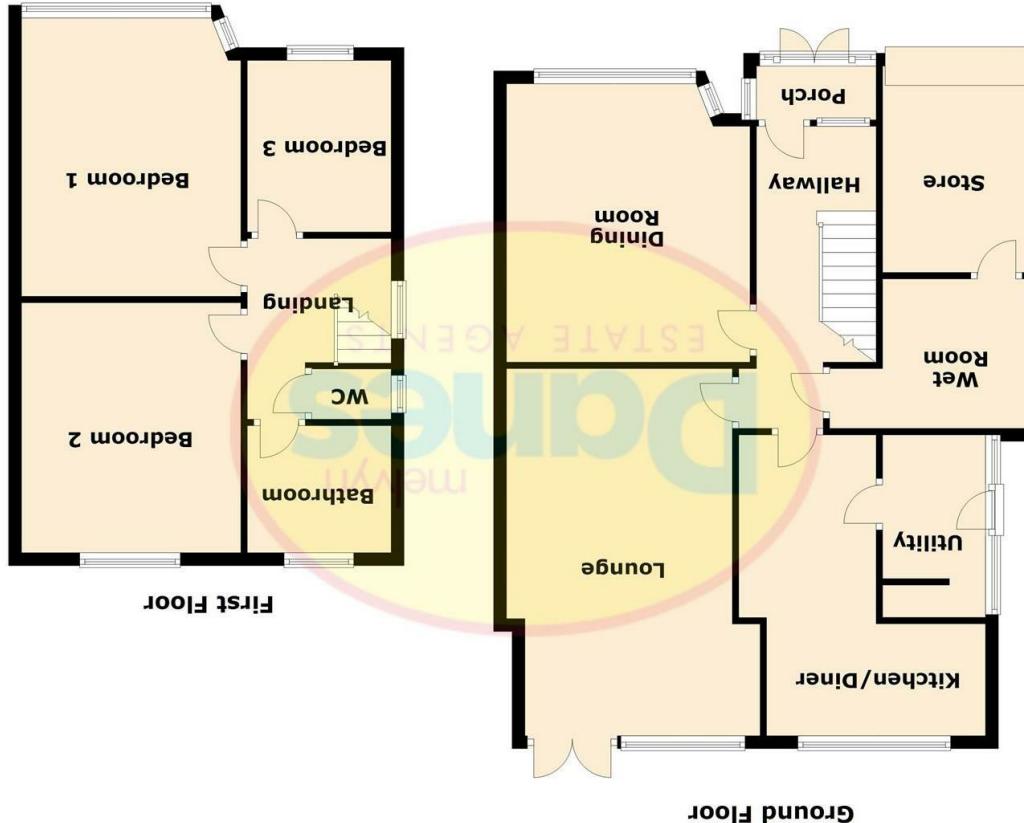
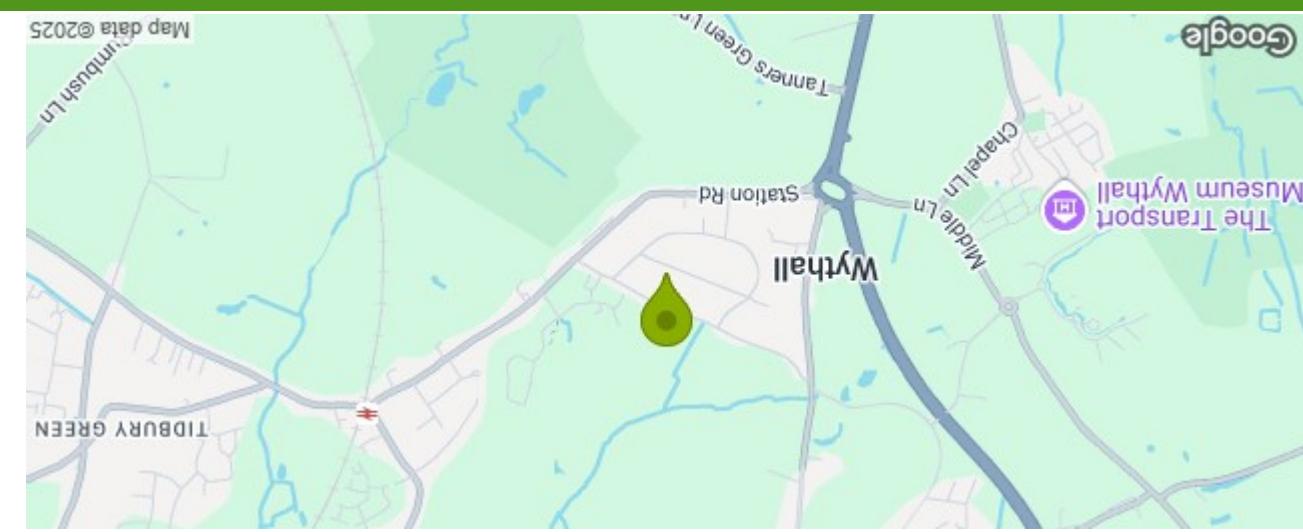
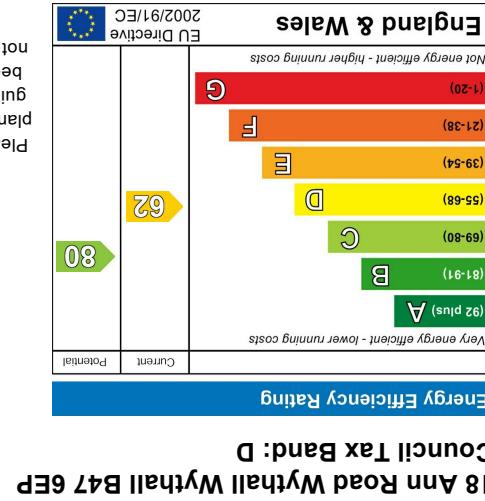
8'9 x 7'2

BATHROOM & SEPARATE WC

FRONT STORE

LARGE REAR GARDEN





MONKEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies who have a professional service which reviews publicly available information from third parties, we may use approved external services which review publicly available identity information from companies and individuals. Any individual, fixtures, fittings or services mentioned and do not by these Particulars or otherwise warrant that they are in working order.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any prospective Purchaser should obtain written confirmation of all legal and factual matters and information from their Solicitor.

VIEWING: By appointment only with the office on the number below.
MOBILE: We understand that the property has limited mobile coverage (data taken from checker.ofcom.org.uk on 25/02/2025). Please note that the actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 16Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 25/02/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is freehold.