



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.



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



TENURE: We are advised that the property is freehold.

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.

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

VIEWING: By appointment only with the office on the number below.

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 verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



18 Ann Road Wythall Wythall B47 6EP
Council Tax Band: D

Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A (92 plus)	80
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		62

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.

