

melvyn  
**Danes**  
ESTATE AGENTS

88

Silver Street

Wythall

Offers Around £465,000

## Description

Situated in this most popular and convenient location this extended semi detached property offers generous family accommodation with close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

Local shops can be found 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, Redditch, Solihull and the surrounding area.



## Accommodation

Set back from the road via a tarmacadam driveway, a UPVC double glazed door opens into the porch with further door into the hallway, stairs rise to the first floor accommodation and doors to two reception room and kitchen, from which through the utility you can access the garage and rear garden.

On the first floor there are four bedrooms and a shower room.

The large mature rear garden has a paved patio leading to lawn with flower, shrub and herbaceous borders, rear work shop and store and fencing to boundaries.

### PORCH

### HALLWAY

### DINING ROOM

15'4 into bay x 10'1 (4.67m into bay x 3.07m)

### EXTENDED LOUNGE

21'7 x 10'1 max (6.58m x 3.07m max)

### EXTENDED REFITTED KITCHEN

17'10 x 7'4 (5.44m x 2.24m)

### UTILITY

### LANDING

### BEDROOM 1

15'7 into bay x 10'2 (4.75m into bay x 3.10m)

### BEDROOM 2

12'3 x 10'2 (3.73m x 3.10m)

### BEDROOM 3

14'11 x 6'10 (4.55m x 2.08m)

### BEDROOM 4

8'1 x 6'5 (2.46m x 1.96m)

### REFITTED SHOWER ROOM

### SIDE GARAGE

16'5 x 7'3 (5.00m x 2.21m)

### LARGE MATURE REAR GARDEN



TENURE: We are advised that the property is freehold.

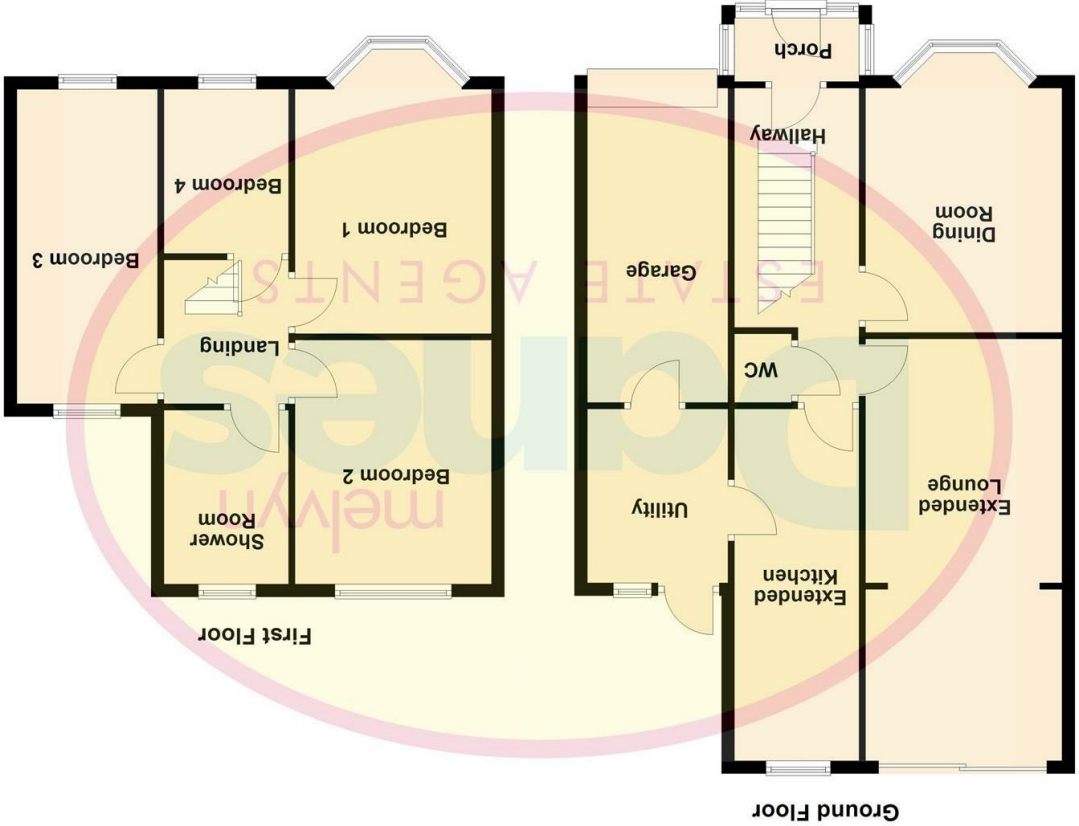
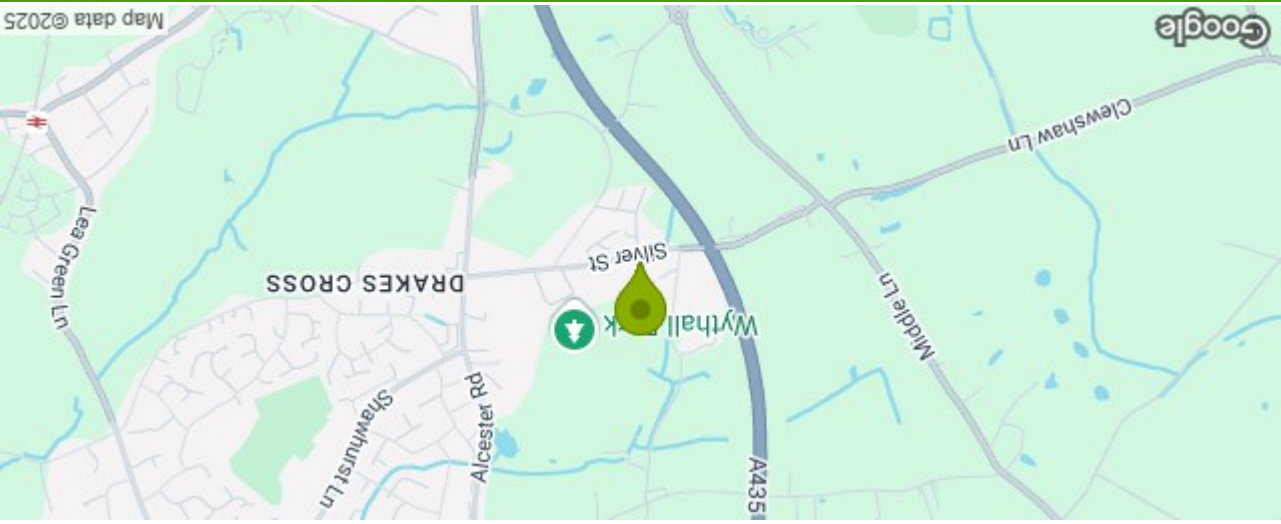
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 15/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 15/04/2025. 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. However, should those checks, for any reason, fail to adequately 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.



88 Silver Street Wythall B47 6LZ  
Council Tax Band: D

| Energy Efficiency Rating |                                             |           |
|--------------------------|---------------------------------------------|-----------|
|                          | Current                                     | Potential |
|                          | Very energy efficient - lower running costs |           |
|                          | Not energy efficient - higher running costs |           |
|                          | England & Wales                             |           |
|                          | EU Directive 2002/91/EC                     |           |

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.