

A most popular cul de sac location for this semi detached bungalow requiring some modernisation throughout in this popular road in Wythall with a large rear garden close to a wealth of local amenities.

There is local primary schooling at Meadow Green Primary school and Woodrush Senior School. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at nearby Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated with 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, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

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 block paved and gravel driveway, a UPVC double glazed door opens into the porch with part glazed door into the hallway with doors off to the lounge, kitchen with large utility off, three bedrooms and bathroom.

From bedroom one stairs rise to two loft rooms.

The mature rear garden has a large lawn with mature shrub and conifer screening, greenhouse, shed and outbuildings and door to the utility with rear porch to the front driveway.













## **PORCH**

**HALLWAY** 

LOUNGE

16'10 x 12'7 (5.13m x 3.84m)

**KITCHEN** 

11'7 x 11'6 (3.53m x 3.51m)

LARGE UTILITY

18'8 max x 15'3 max (5.69m max x 4.65m max)

BEDROOM 1

17'9 x 10'6 (5.41m x 3.20m)

BEDROOM 2

13'1 x 10'4 (3.99m x 3.15m)

**BEDROOM 3** 

11'5 x 8'6 (3.48m x 2.59m)

**BATHROOM** 

LOFT ROOM 1

18'2 x 14'11 max (5.54m x 4.55m max)

LOFT ROOM 2

12'2 x 7'8 (3.71m x 2.34m)

**GARAGE** 

28'0 x 9'3 (8.53m x 2.82m)

LARGE REAR GARDEN













Bedroom 3 Bathroom Bedroom 2 Kitchen Room 1 Bedroom 1 **∂**Buno¬ Room 2 Loft Ground Floor

property or speeds received may be different. property post code area is around 2000 Mbps. Data taken from checker of com.org.uk on 28/08/2025. Actual service availability at the results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the BRADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that

Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 28/08/2025.

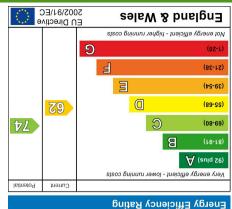
VIEWING: By appointment only with the office on the number below.

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of VAT to cover these checks. sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive 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 a identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm avoid the need to request detailed identify information from vendors and intending purchasers, we may use approved external services which companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and

obligation to use the services of the recommended provider. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying.

## Council Tax Band: D 12 Manor Road Wythall Wythall B47 6EL



not be relied on and do not form part of any been made to ensure accuracy, they must guidance only and whilst every attempt has plans are approximate and quoted for general Please note that all measurements and floor

First Floor

Map data @2025 Lowbrook Ln

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