

Situated in this most sought after location on Gorsey Lane in the village of Wythall close to the local amenities, this semi detached bungalow requires some updating and has open views to the fore, early viewing is highly recommended.

The property is located close to primary schooling at Meadow Green Infant and Junior School in Wythall and senior schooling at Woodrush Academy in Shawhurst Lane, Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access along the Alcester Road to Birmingham City Centre and its surrounding suburbs and back towards Redditch, offering a wide and most varied selection of shops and hostelries. Junction 3 of the M42 is close by which forms the hub of the midlands motorway network.

Station Road and Drakes Cross Parade offers a selection of local shops and services and is found directly on the Alcester Road just a short distance away. Local doctors are available both in Wythall and Hollywood and Wythall Park offers extensive social, leisure and sporting events within it's 37 acres.

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 tarmacadam driveway with lawned foregarden, UPVC double glazed double doors open into the porch with part glazed door into the hallway with stairs to the first floor accommodation and doors to two ground floor bedrooms, bathroom, spacious lounge, dining room and kitchen with door into the side passageway with UPVC double glazed doors to the front and rear.

On the first floor there are doors to the main bedroom, bathroom, storage cupboards and eave storage.

The rear garden has a mature outlook with patio area leading to shaped lawn with flower and shrub borders, timber shed, greenhouse and fences and hedges to boundaries.













## **PORCH**

**HALLWAY** 

LOUNGE

17'6 x 13'4 (5.33m x 4.06m)

**DINING ROOM** 

14'0 x 7'3 (4.27m x 2.21m)

**KITCHEN** 

14'0 x 6'7 (4.27m x 2.01m)

BEDROOM 2

15'6 into bay x 10'10 (4.72m into bay x 3.30m)

BEDROOM 3

11'0 x 10'7 (3.35m x 3.23m)

**BATHROOM** 

FIRST FLOOR LANDING

BEDROOM 1

21'0 x 13'6 (6.40m x 4.11m) With reduced head height

**BATHROOM** 

STORAGE CUPBOARDS & EAVE STORAGE

SIDE GARAGE

15'3 x 8'3 (4.65m x 2.51m)

MATURE REAR GARDEN











## Garage Porch Hallway Bedroom 3 Bedroom 2 Storage Guipue Bathroom Bedroom 1 Bathroom Fonude Kitchen Dressing First 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 04/09/2025. 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 04/09/2025.

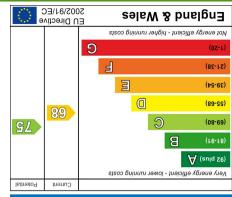
VIEWING: By appointment only with the office on the number below.

and do not by these Particulars or otherwise verify or warrant that they are in working order. included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed 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 These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot

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.

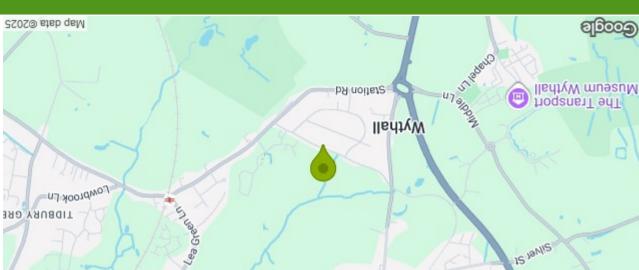
## Council Tax Band: D 46 Gorsey Lane Wythall Wythall B47 6ED



Energy Efficiency Rating

**Ground Floor** 

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



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