



melvyn
Danes
ESTATE AGENTS

Gorse Lane

Wythall

Offers Around £425,000

Description

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 hostellers. 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 tarmac 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.



Accommodation

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



TENURE: We are advised that the property is FREEHOLD.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 04/09/2025. 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 04/09/2025. 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.

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 vendors and 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 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 a sale. 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.

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



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

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
G		
Not energy efficient - higher running costs		
Current	68	Potential
	75	

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.

