



melvyn
Danes
ESTATE AGENTS

Innisfree Close
Wythall
Offers Around £350,000

Description

Innisfree Close is a private cul de sac of modern detached, town houses and apartments ideally situated to take advantage of the local amenities, transport and schooling in the villages of Wythall and Hollywood. Number 21 faces Station Road.

Close to primary schooling at Meadow Green in Station Road, Coppice infant and junior and senior schooling at Woodrush which are sited in Shawhurst Lane in Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

Wythall has its own railway station at the bottom of Station Road, within walking distance, offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham.

An ideal location therefore, for this well presented modern end of terraced house offering no upward chain, approached via block paved side driveway with lawned front garden, a composite front door opens into the hallway with staircase to the first floor accommodation and doors to the study, ground floor WC and open plan kitchen diner with French doors to the rear garden.

On the first floor landing with stairs to the second floor and doors to the master bedroom with en-suite and lounge.

On the second floor landing there are two further double bedrooms and a family bathroom. The rear garden is low maintenance with decked patio area, fencing to boundaries and gated side access to the driveway and garage.



Accommodation

HALLWAY

GROUND FLOOR WC

STUDY

9'3 x 6'3 (2.82m x 1.91m)

KITCHEN DINER

19'10 x 12'11 (6.05m x 3.94m)

FIRST FLOOR LANDING

LOUNGE

13'2 x 13'0 max (4.01m x 3.96m max)

MASTER BEDROOM

13'0 x 9'6 (3.96m x 2.90m)

EN SUITE

SECOND FLOOR LANDING

BEDROOM TWO

13'0 x 10'11 (3.96m x 3.33m)

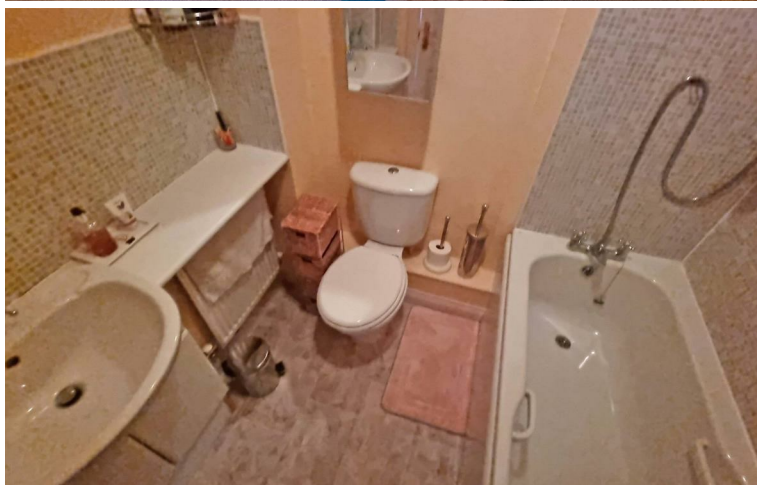
BEDROOM THREE

12'11 x 8'1 (3.94m x 2.46m)

BATHROOM

REAR GARDEN

GARAGE



TENURE: We are advised that the property is freehold.

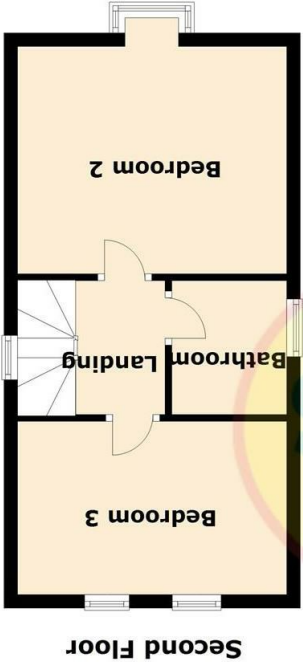
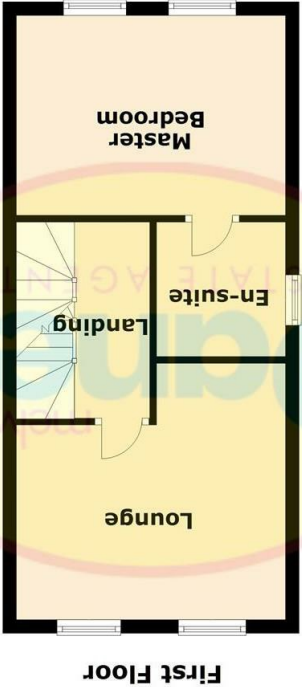
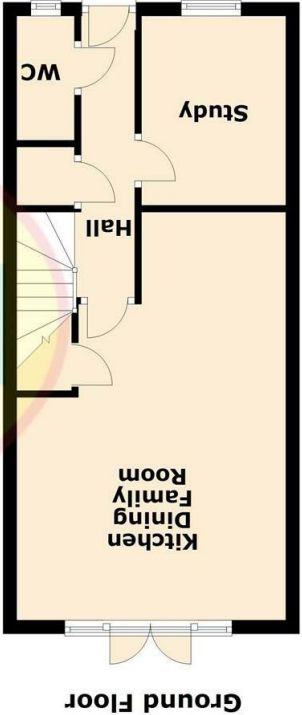
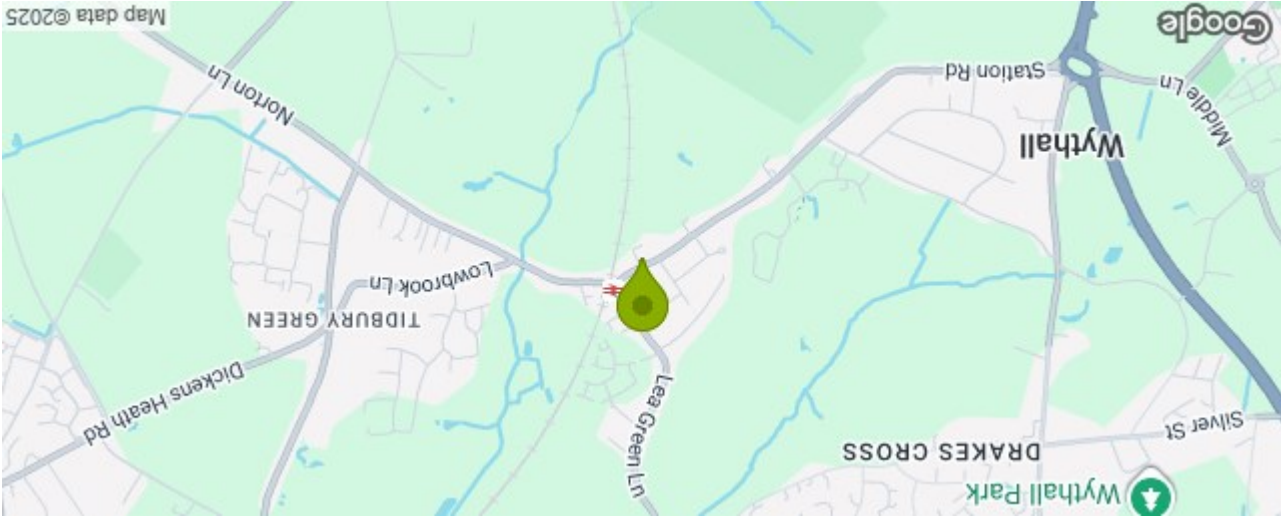
BROADBAND: We understand that the standard broadband download speed at the property is around 13Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 04/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 04/03/2025). 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.



21 Innisfree Close Wythall Worcestershire B47 6EW
Council Tax Band: D

| Energy Efficiency Rating | |
|---|-----------|
| Very energy efficient - lower running costs | |
| (92 plus) 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 | |
| EU Directive 2002/91/EC | |
| Current | Potential |
| 73 | 84 |

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.