

A yellow oval logo with the text 'melvyn Danes' in green and 'ESTATE AGENTS' in black below it.

melvyn  
**Danes**  
ESTATE AGENTS

103

Houndsfield Lane

Wythall

Offers Around £675,000

## Description

A well appointed and refurbished executive detached property built by Messrs Bovis situated within the most highly regarded Hollywood Grange development offering generous family accommodation 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. There is the benefit of local shops 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.

An enviable location for this five bedroom detached house set back from the road via a generous block paved driveway, UPVC double doors open into the porch with door into the welcoming hallway with doors leading off to a guest cloaks WC, spacious lounge with Inglenook fireplace, dining room with sliding doors to the rear garden, modern kitchen diner with doors to the rear garden and utility with side access.

On the first floor galleried landing there are doors to the master bedroom with refitted Porcelanosa en suite and four further double bedrooms, guest room with en suite and a refitted Porcelanosa family bathroom.

The spacious rear garden has a private outlook with paved driveway with steps to lawn with flower and shrub borders, fencing to boundaries and gated side access.



**Accommodation**

**PORCH**

**HALLWAY**

**GUEST CLOAKS WC**

**LOUNGE WITH INGLENOOK**

19'8 into bay x 15'11 max (5.99m into bay x 4.85m max)

**DINING ROOM**

13'4 x 11'7 (4.06m x 3.53m)

**MODERN KITCHEN DINER**

16'7 x 11'6 (5.05m x 3.51m)

**UTILITY**

**GALLERIED LANDING**

**MASTER BEDROOM**

18' 0 max x 16'6 max (5.49m 0.00m max x 5.03m max)

**REFITTED EN SUITE**

**GUEST BEDROOM WITH EN SUITE**

16' x 6 max x 10'8 (4.88m x 1.83m max x 3.25m )

**BEDROOM 3**

13'1 x 11'8 (3.99m x 3.56m)

**BEDROOM 4**

14'11 x 11'8 max (4.55m x 3.56m max)

**BEDROOM 5**

10'7 x 8'9 (3.23m x 2.67m)

**REFITTED FAMILY BATHROOM**

**DOUBLE GARAGE**

18'0 x 16'10 (5.49m x 5.13m)

**LARGE REAR GARDEN**



TERMURE: We are advised that the property is FREEHOLD.

BROADBAND: We understand that the standard broadband download speed at the property is around 7 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 10/10/2025. 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 10/10/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWINGS: 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.



### 103 Houndsfield Lane Wythall B47 6LX Council Tax Band: G

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: 70  
Potential: 79

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.

