



smart homes

- A Well Presented Three Double Bedroom Family Home
- Extended Kitchen/Diner, Spacious Lounge & Home Office
- Extensive Mature Southerly Facing Rear Garden
- No Upward Chain

Barkers Lane

Wythall, Birmingham

£625,000

Current EPC Rating - E

Current Council Tax Band - E

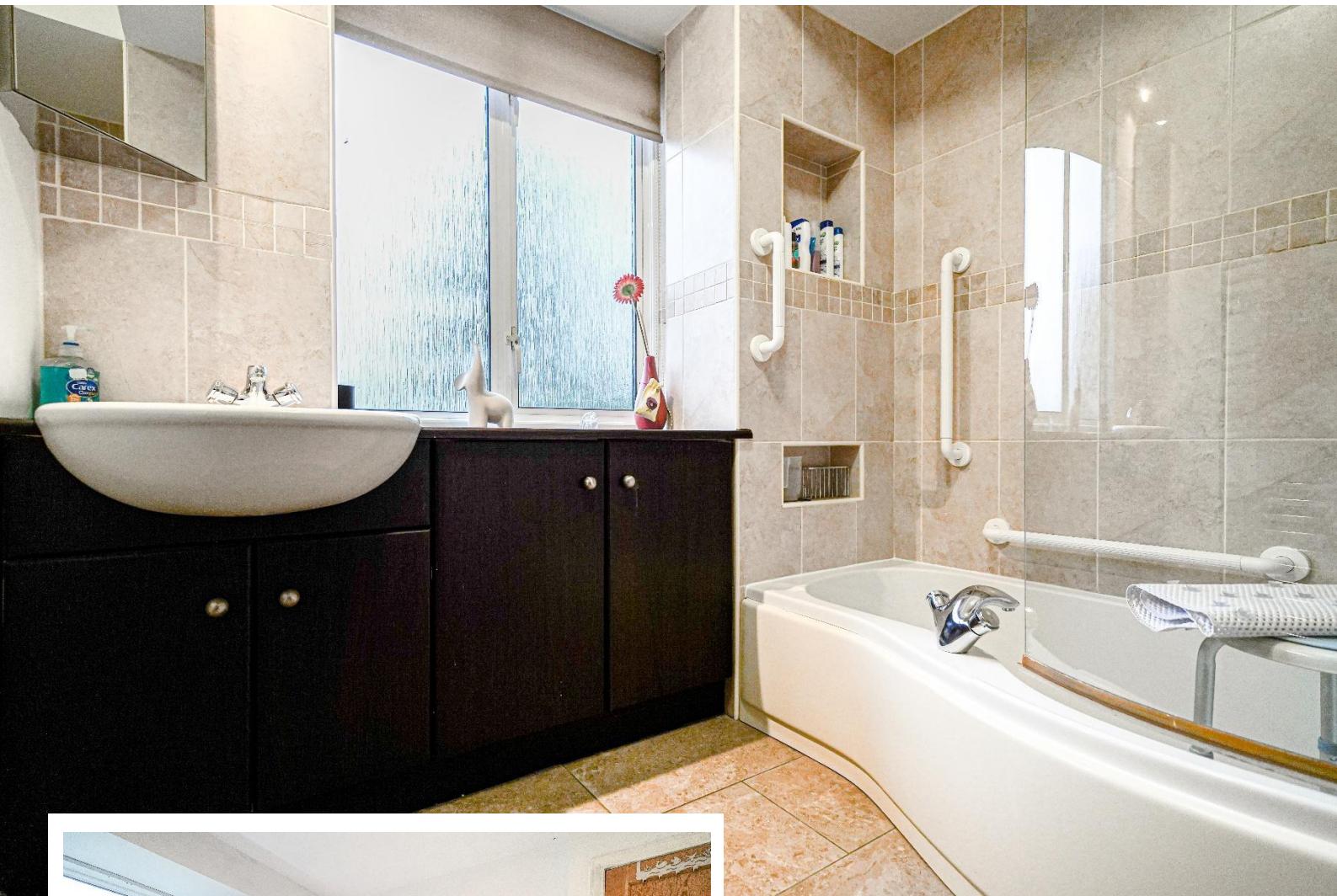




Property Description

An extended detached family home situated in a delightful semi-rural location and benefiting from no upward chain. Offering accommodation comprising three reception rooms, kitchen/diner, utility room, guest W.C, three double bedrooms, family bathroom, separate W.C, ample driveway parking and a substantial mature Southerly facing rear garden

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.



Rooms & Measurements

Home Office to Front 7.9m max x 2.5m max (25'11" max x 8'2" max)

Dining Room to Front 3.5m x 3.2m (11'5" x 10'5")

Spacious Extended Lounge to Rear 5.9m x 5.2m (19'4" x 17'0")

Utility Room 3.1m x 2.6m (10'2" x 8'6")

Bedroom One to Front 3.9m x 3.5m (12'9" x 11'5")

Bedroom Two to Rear 4m x 3.1m (13'1" x 10'2")

Bedroom Three to Rear 3.8m x 2.7m (12'5" x 8'10")

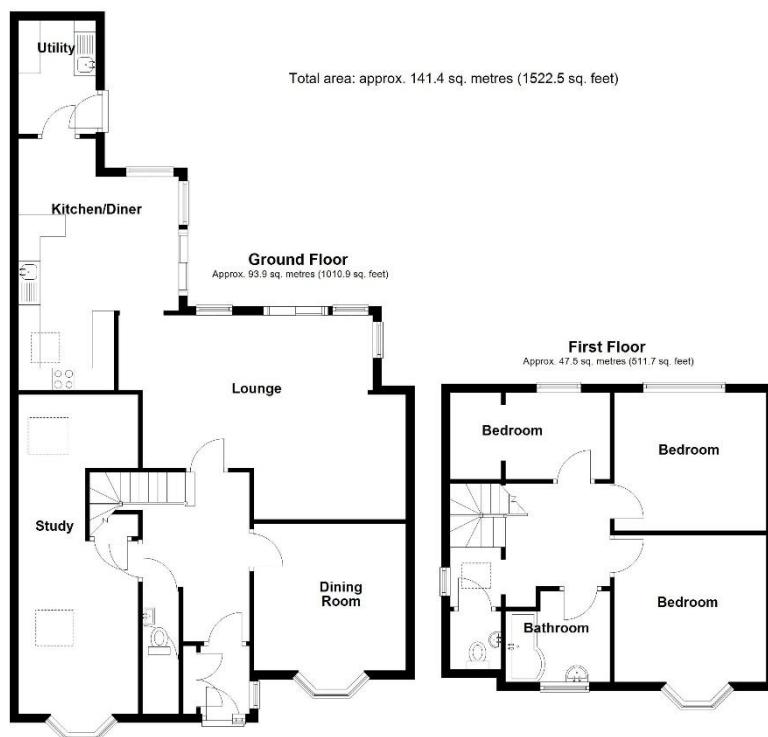
Family Bathroom to Front 2.2m x 2.1m (7'2" x 6'10")

Separate W.C

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.