



smarthomes

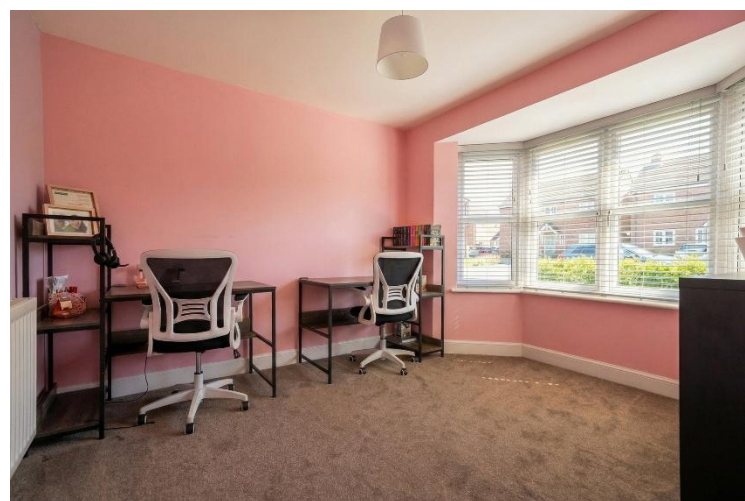
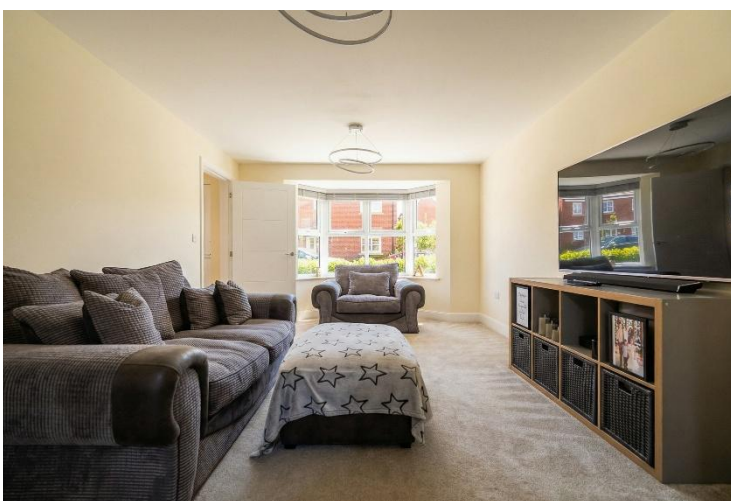
## Burnham Road

Wythall, Birmingham

- A Very Well Presented Five Double Bedroom Family Home
- Re-Fitted Family Kitchen/Diner & En-Suite Bathroom
- Two/Three Reception Rooms & Large Private Rear Garden
- Double Garage & Ample Driveway Parking

**Offers Over £750,000**

Current EPC Rating - B  
Current Council Tax Band - G

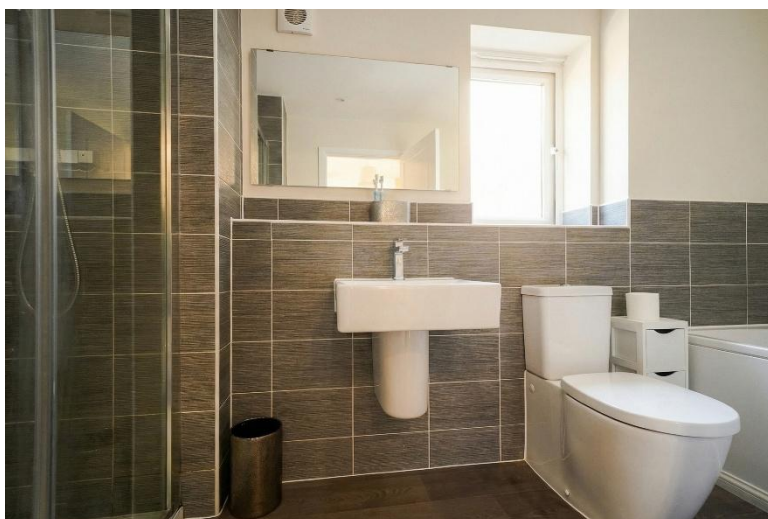




## Property Description

A substantial and very well presented detached family home situated in a most popular modern development. Offering spacious accommodation comprising a superb extended open plan family kitchen/diner, lounge, family room, home office, utility room, guest W.C, five double bedrooms over two floors, dressing area, en-suite bathroom, family bathroom, family shower room, large private rear garden, double garage and ample driveway parking

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

Lounge to Front 5.59m x 3.51m (18'4" x 11'6")

Family Snug 3.51m x 2.92m (11'6" x 9'7")

Superb Extended Open Plan Family Kitchen/Diner to Rear 8.05m max x 7.19m max (26'5" max x 23'7" max)

Home Office to Front 3.66m x 2.97m (12'0" x 9'9")

Bedroom One to Front 3.89m x 3.51m (12'9" x 11'6")

Dressing Area 4.04m x 1.98m (13'3" x 6'6")

En-Suite Bathroom to Rear 3.51m x 1.7m (11'6" x 5'7")

Bedroom Two to Rear 4.93m x 3.07m (16'2" x 10'1")

Bedroom Three to Front 3.07m x 2.9m (10'1" x 9'6")

Bedroom Four to Front 5.51m x 4.09m (18'1" x 13'5")

Bedroom Five to Front 3.61m x 3.2m (11'10" x 10'6")

Double Garage 6.25m x 5.99m (20'6" x 19'8")

### Tenure

We are advised by the vendor that the property is freehold with an annual estate management charge of approx. £177.90. 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 – G



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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 and 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.