

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The background of the advertisement is a high-angle photograph of a large, two-story house with a red-tiled roof and a prominent brick chimney. The house has several windows, some with white frames, and a large bay window on the ground floor. To the right of the house is a large, tall, green coniferous tree. In the foreground, there is a well-manicured lawn and a large, dense green hedge. To the right of the hedge is a gravel driveway leading to a garage with two wooden doors. The sky is filled with large, grey clouds, and the background shows a lush green landscape with trees and a distant horizon.

**Grimpits Lane**  
**Headley Heath**  
**Offers Around £750,000**

## Description

A truly rare opportunity to become the proud owners of this most versatile family farmhouse set on a quiet country lane with sweeping open views to the fore, located on the edge of Wythall close to the local amenities.

There are well regarded local primary and secondary schooling nearby in Hollywood and Kings Norton. Education facilities are subject to confirmation from the Education Department. And the benefit of local shops at nearby Drakes Cross Parade in Hollywood, Maypole & Kings Heath high street. The property is just a short journey to Birmingham and Solihull offering vibrant shopping facilities, arts and entertainment.

There are railway stations close by in Wythall and Kings Norton offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

A short journey down the A46 Alcester road is junction 3 of the M42 linking the midlands motorway network.

Set back from the road via a walled mature front garden and side driveway with ample parking and access to the detached double garage with work shop, mezzanine office and store.

A paved footpath leads to glazed front door opening into a porch with glazed door into the hallway with stairs to the first floor and doors to the lounge, dining room, breakfast kitchen with utility, from the hall a snug area with log burner leads into the study and garden room. On the first floor there are four bedrooms and a modern bathroom.

The mature gardens surround the property with detached garage with large rear workshop and mezzanine office and storage room, ideal for home business.



# Accommodation

## ENTRANCE HALLWAY

### LOUNGE

15'1 into bay x 13'4 (4.60m into bay x 4.06m)

### DINING ROOM

15'1 into bay x 14'2 (4.60m into bay x 4.32m)

### GARDEN ROOM

16'8 max x 9'10 (5.08m max x 3.00m)

### STUDY / LIBRARY

16'8 x 14'2 max (5.08m x 4.32m max)

### SNUG

18'1 x 10'3 (5.51m x 3.12m)

### REFITTED KITCHEN

15'0 x 10'5 (4.57m x 3.18m)

Being refitted with a traditional range of oak fronted wall, drawer, larder and base units with granite effect work surfaces over incorporating ceramic sink and drainer with mixer tap, halogen hob with extractor over and double eye level oven, space for American style fridge freezer and dishwasher, ceramic wall tiles, heated towel rail, recessed ceiling spot lights, double glazed window to the side, door to the utility and open access to the breakfast area with double glazed windows to the rear garden and recessed ceiling spot lights

### UTILITY

### GROUND FLOOR WC

### LANDING



### BEDROOM 1

14'2 x 13'2 (4.32m x 4.01m)

### BEDROOM 2

13'2 x 11'1 (4.01m x 3.38m)

### BEDROOM 3

12'11 x 10'3 max (3.94m x 3.12m max)

### BEDROOM 4

13'3 x 8'4 (4.04m x 2.54m)

### BATHROOM

### DETACHED DOUBLE GARAGE

21'3 x 19'9 (6.48m x 6.02m)

### WORKSHOP

21'3 x 12'7 (6.48m x 3.84m)



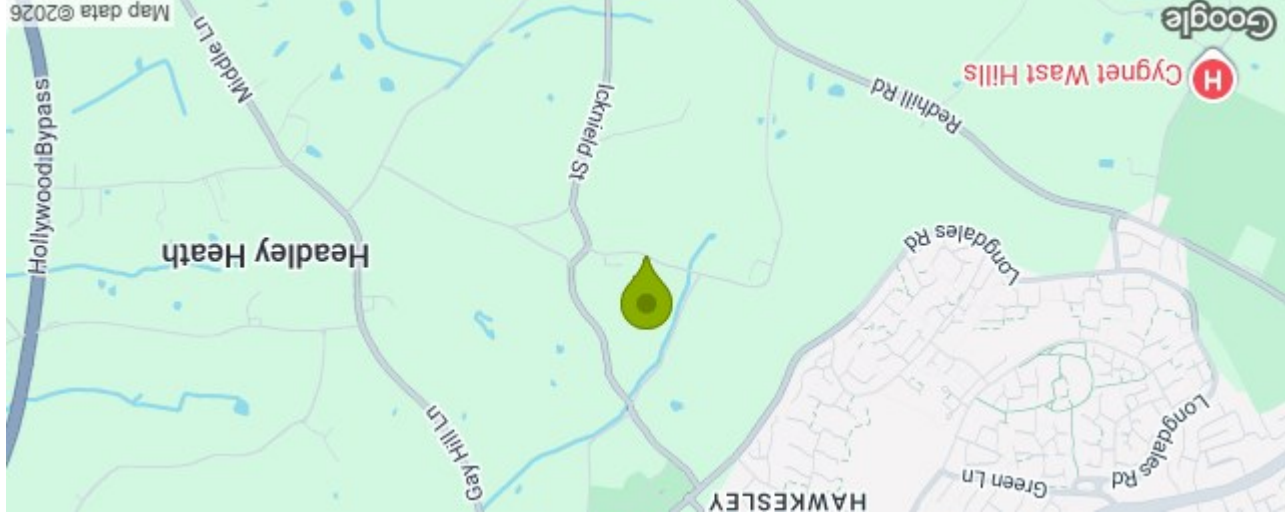
TENURE: We are advised that the property is Freehold

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 24/02/2026 we understand that the standard broadband download speed at the property is around 15 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**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.



### Meadow Hill Farm Grimpts Lane Headley Heath Wythall B38 9EY

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	
Current	51
Potential	73

EU Directive 2002/91/EC

England & Wales

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.

