
melvyn
Danes
ESTATE AGENTS
Lea Green Lane
Wythall
Offers Around £550,000

Description

This well presented property offers spacious family accommodation in this popular and convenient location, ideally situated for the local amenities in the village of Wythall.

The property is located close to well regarded primary schooling at Meadow Green and senior schooling at Woodrush Academy which is sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Nearby is the Alcester Road which provides easy access to junction 3 of the M42 motorway forming the hub of the midlands motorway network.

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

Local shops, services and the renowned Beckett's Farm are within walking distance and further into Shirley and Maypole with their comprehensive retail, hostelries and shopping facilities.

The extended family home is well maintained throughout and has a good size driveway to the front for several cars. The ground floor accommodation comprises in brief of porch, reception hallway, dining room, lounge, breakfast kitchen, utility room, guest cloaks and garage with electric door. To the first floor are four bedrooms, bathroom and an additional shower room with hand basin. The property has a nice size mature rear garden and lovely views to the front over fields.













Accommodation

ENTRANCE PORCH

HALLWAY

DINING ROOM
15'6" x 13'3" (4.72m x 4.04m)

EXTENDED LOUNGE
24'11" x 14'9" (7.59m x 4.50m)

BREAKFAST KITCHEN
18'9" x 7'9" (5.72m x 2.36m)

UTILITY
12'2" x 6'5" (3.71m x 1.96m)

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE
13'5" x 12'5" (4.09m x 3.78m)

BEDROOM TWO
10'10" max x 10'4" (3.30m max x 3.15m)

BEDROOM THREE
11'4" x 8'2" (3.45m x 2.49m)

BEDROOM FOUR
7'7" x 7'9" (2.31m x 2.36m)

SHOWER ROOM

ADDITIONAL SHOWER

GARAGE
21'10" max x 13'7" max (6.65m max x 4.14m max)

REAR GARDEN













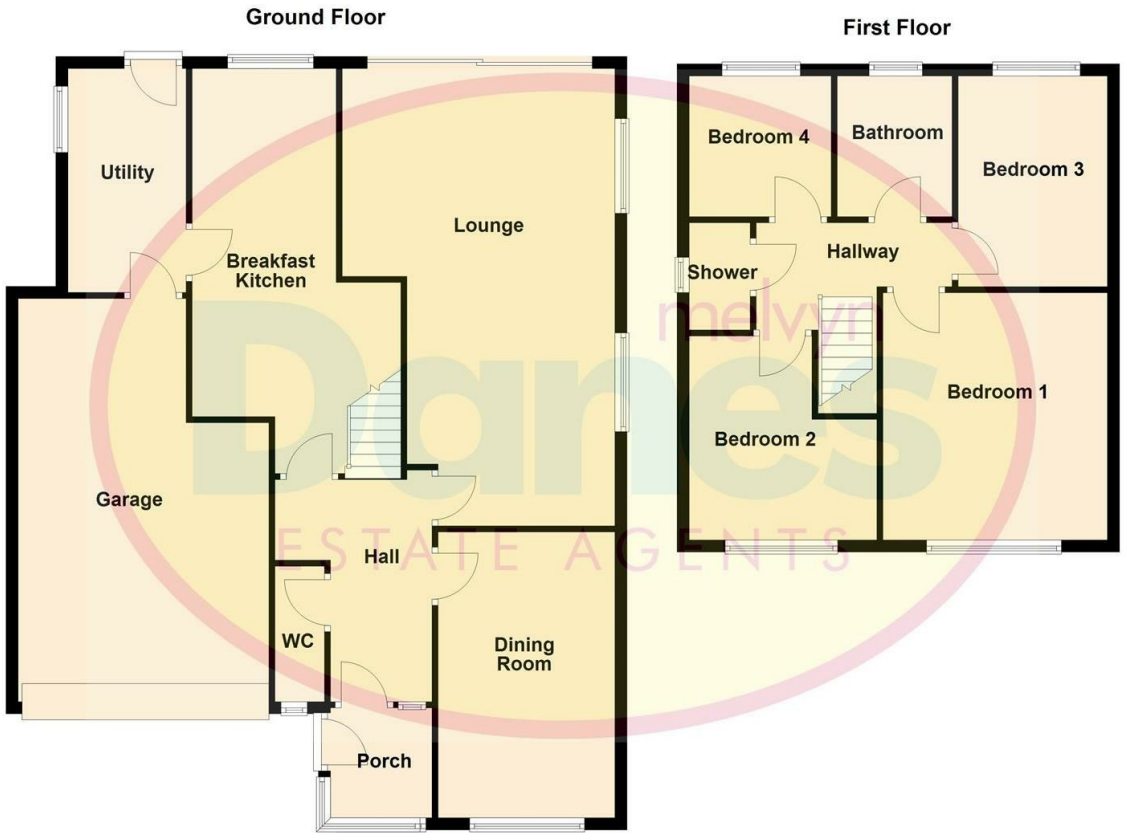
TENURE: We are advised that the property is freehold.

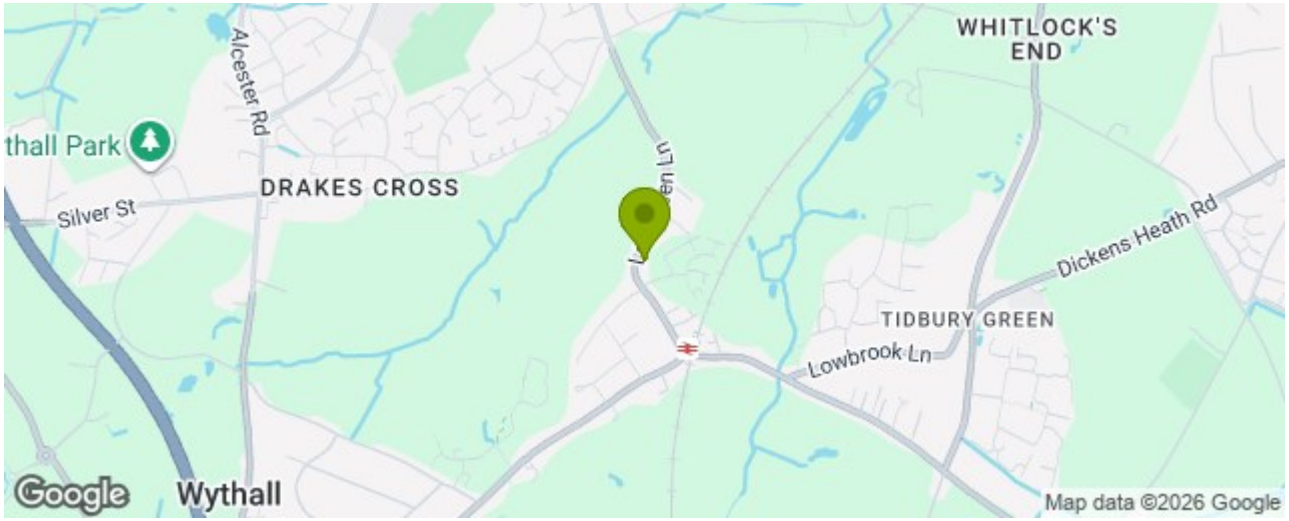
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.org.uk for broadband and mobile coverage at the property. From data taken on 07/05/2026 we understand that the standard broadband download speed at the property is around 10 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000. 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.





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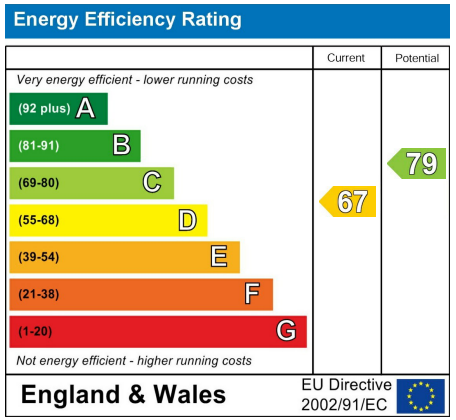
Council Tax Band: F



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.