



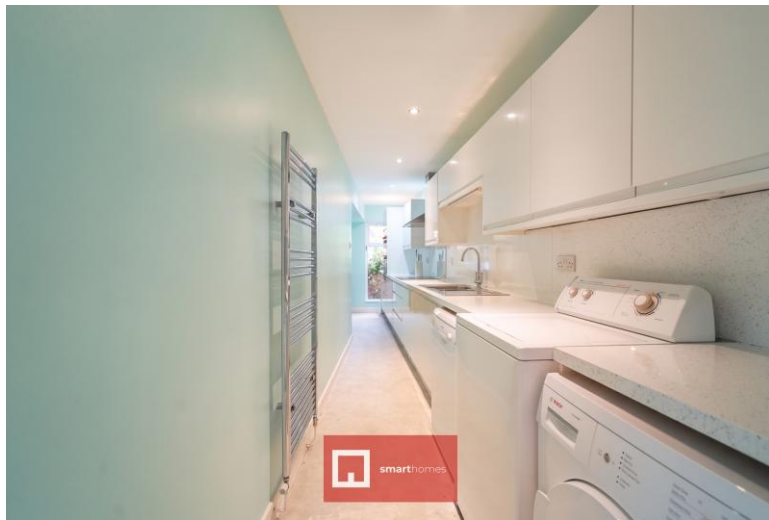
Houndsfield Lane Wythall, Birmingham

- A Well Proportioned Detached Family Home
- Four Double Bedrooms
- Re-Fitted Breakfast Kitchen
- Two Spacious Reception Rooms & Entrance Conservatory

Offers Over £400,000

Current EPC Rating - C
Current Council Tax Band - E

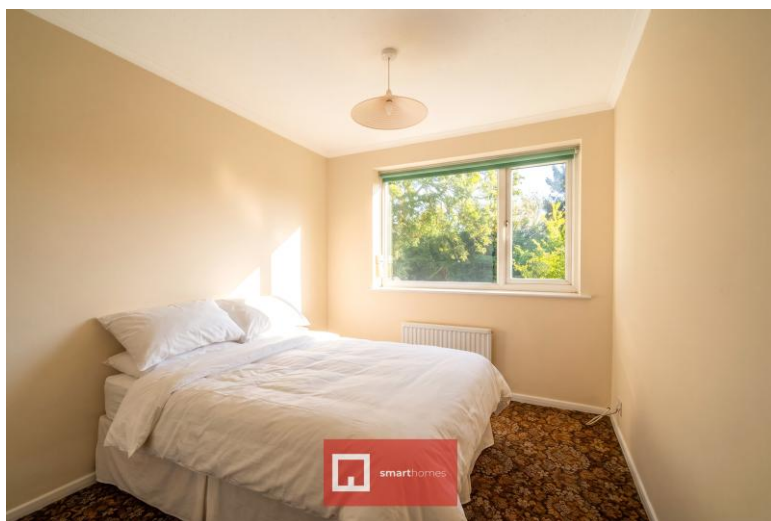




Property Description

A well proportioned extended detached family home situated in a semi-rural location. Benefiting from no upward chain and being recently re-decorated, the property offers accommodation comprising an entrance conservatory, extended & re-fitted breakfast kitchen, spacious lounge, dining room, guest W.C, four double bedrooms, family shower room, separate W.C, private rear garden, garage and 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

Spacious L-Shaped Lounge to Rear 6.73m max x 6.22m max (22'1" max x 20'5" max)

Dining Room to Rear 4.62m x 3.35m (15'2" x 11'0")

Extended & Re-Fitted L-Shaped Breakfast Kitchen to Front 7.19m max x 3.66m max (23'7" max x 12'0" max)

Guest W.C

Bedroom One to Front 4.14m x 3.2m (13'7" x 10'6")

Bedroom Two to Front 4.19m x 2.46m (13'9" x 8'1")

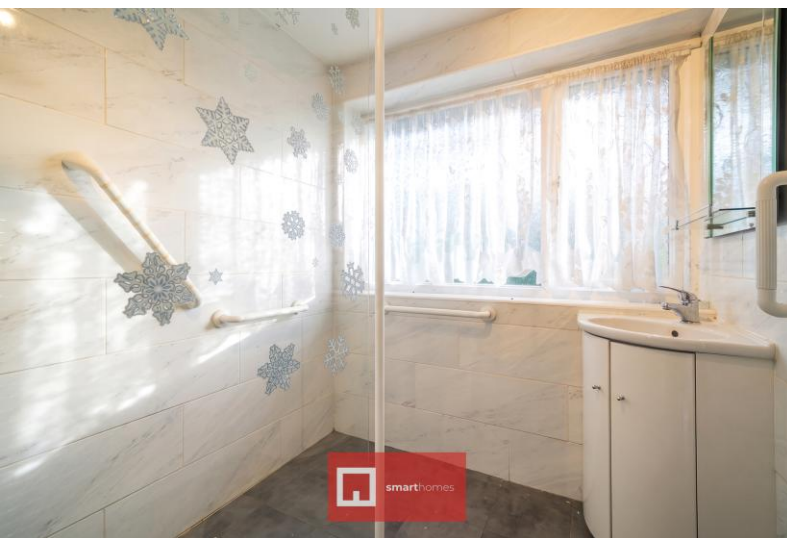
Bedroom Three to Rear 3.1m x 2.49m (10'2" x 8'2")

Bedroom Four to Rear 3.94m x 2.18m (12'11" x 7'2")

Family Shower Room to Rear 2.39m x 1.8m (7'10" x 5'11")

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 vendor. 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.