



THE COACH HOUSE, INKFORD LODGE FARM, ALCESTER ROAD, WYTHALL, BIRMINGHAM, B47 6AP

OFFERS IN THE REGION OF £372,000

EPC: C Council Tax Band: D





### Location

Wythall is a village and civil parish in the Bromsgrove District, in the north-east corner of the county of Worcestershire. Wythall parish borders Solihull and Birmingham. Solihull boasts a range of first-rate local amenities, including excellent schools, parks, charming architecture and a range of recreational and leisure facilities: sports clubs; golf clubs; various societies; good restaurants; a top of the range shopping experience, a multi-screen cinema and arts complex that includes a library and a theatre. Wythall is around 7 miles south of Birmingham City Centre (a 20-minute train journey from Wythall railway station) and is convenient for the road networks linking the M42, M6, M40, M1 and M5. The NEC, Birmingham International Airport and Railway Station are all within an approx 20 minute drive.

- Unique Detached Residence
- Two Bedrooms (Master En Suite)
- Gated Development
- Superb Modern Fitted Breakfast Kitchen
- Large Landscaped Rear Garden
- Garage & Parking
- Rural Views
- Bathroom/Wc & Shower Room/Wc





A unique, beautifully presented two bedroom detached residence situated in a secure gated development consisting of two other properties. The property is situated in a sought after convenient semi rural location with open views to the rear. The current living accommodation briefly comprises; reception hall, spacious living room, modern fitted breakfast kitchen, master bedroom with en suite bathroom/wc, second floor landing, second bedroom, shower room/wc, enclosed landscaped garden area, parking area and garage, long driveway with secure gated access, further communal gardens.



#### RECEPTION HALLWAY

**LIVING ROOM** 13' 9" x 11' 5" (4.19m x 3.48m)

**MODERN FITTED BREAKFAST KITCHEN** 11' 4" x 8' 10" (3.45m x 2.69m)

**MASTER BEDROOM** 13' 5" max x 10' 1" min x 11' 5" (4.09m x 3.07m x 3.48m)

**SHOWER ROOM/WC**

#### FIRST FLOOR LANDING

**SECOND BEDROOM** 10' 1" max x 6' 6" max (3.07m x 1.98m)

**SHOWER ROOM/WC**



#### ENCLOSED LANDSCAPED GARDEN AREA

**OFF ROAD PARKING**

**GARAGE EN BLOC**

**FURTHER COMMUNAL GARDENS**

**LONG GATED DRIVEWAY**

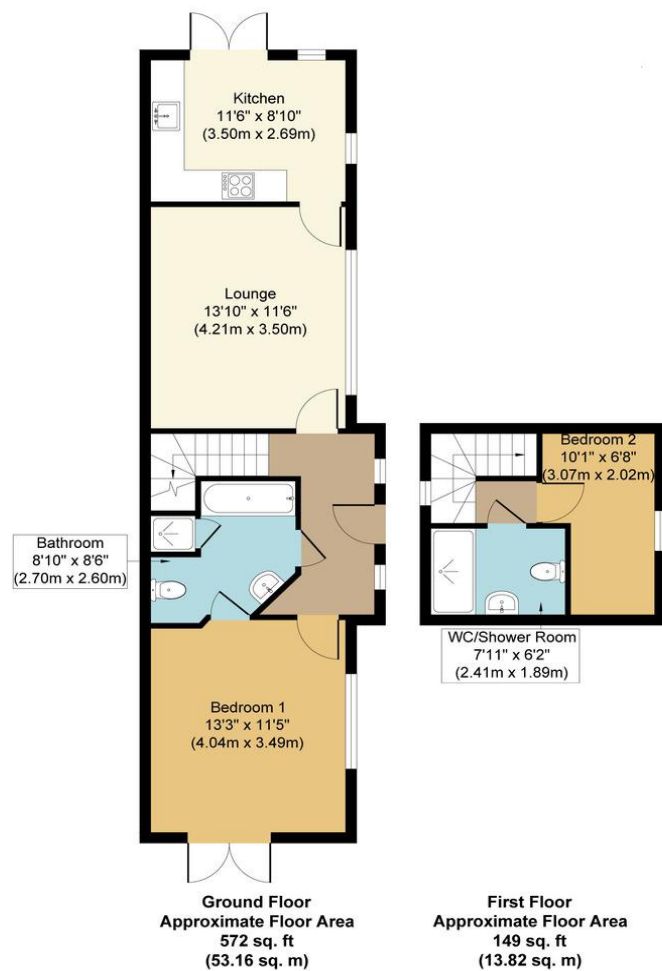
Grounds and Gates Maintenance - tbc

*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*

#### \*\*\* DRAFT DETAILS \*\*\*

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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