



melvyn
Danes
ESTATE AGENTS

Chapel Drive

Wythall

Offers Around £459,950

Description

This recently constructed detached house is situated in the popular village of Wythall close to Becketts Farm.

The property has been constructed to a good standard by an independent builder having a host of quality internal fittings including 'oak' doors and good quality kitchen and bathroom fittings. Built with efficiency and ease of living in mind the property boasts solar panels, cavity wall and loft insulation, underfloor heating to the ground floor and an electric car charging point. The vendor advises us that the current monthly utility bill outgoings are around £85 for both gas and electricity (naturally based on her own usage and subject to increase or decrease depending on new owners usage).

The village of Wythall is ideally placed betwixt the borders of South Birmingham and Solihull and has it's own railway station. Renowned for excellent schooling, the village has junior and infant schooling at Meadow Green off Station Road and secondary schooling will be catered for at Woodrush Secondary School in nearby Hollywood.

An enviable location therefore for this deceptively spacious detached home which definitely requires internal inspection to be appreciated and is set back from the road behind an original established hedge and tree screening. To the front of the property is a block set driveway with electric car charging point which extends to the side of the property to the front door with outside light point adjacent. The property has been finished to a high standard throughout with a fully integrated kitchen with 'Neff' appliances, quality sanitaryware and tiling and a boarded loft space.



Accommodation

**WELCOMING RECEPTION
HALLWAY**

GUEST CLOAKS WC

GOOD SIZED LOUNGE

18'6" x 13'1" max into bay (5.64m x
3.99m max into bay)

EXCELLENT DINING KITCHEN

22'4" x 12'9" (6.81m x 3.89m)

FIRST FLOOR LANDING

BEDROOM ONE

13'2" x 9'8" (4.01m x 2.95m)

EN SUITE SHOWER ROOM

BEDROOM TWO

13'1" x 9'8" (3.99m x 2.95m)

BEDROOM THREE

12'3" x 13'2" max into bay (3.73m x
4.01m max into bay)

FAMILY BATHROOM

REAR GARDEN

GARDEN SHED

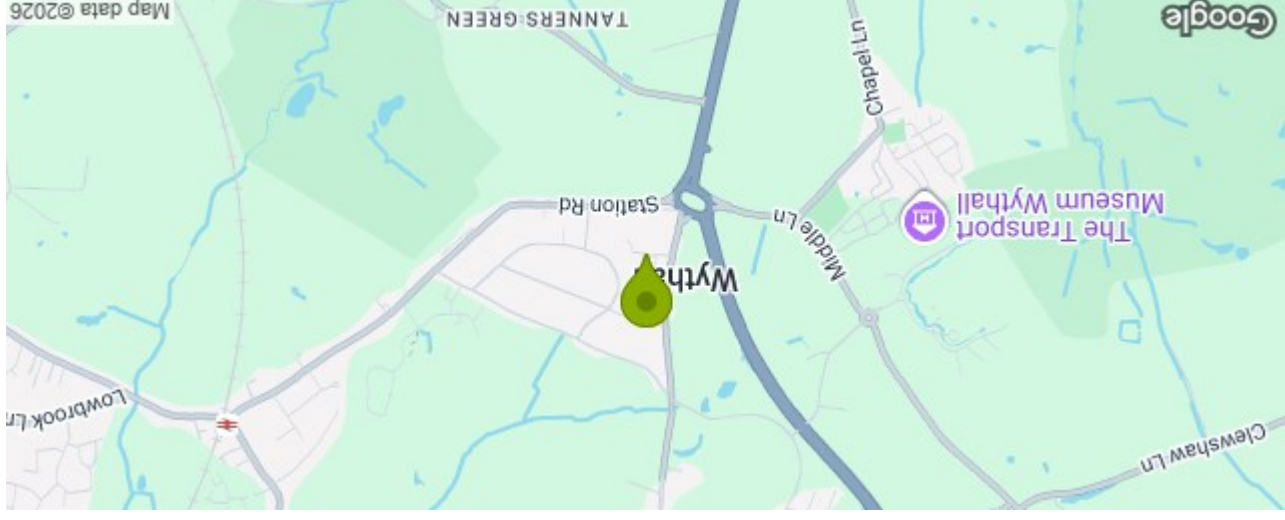


TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 01/12/2025.

MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 01/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

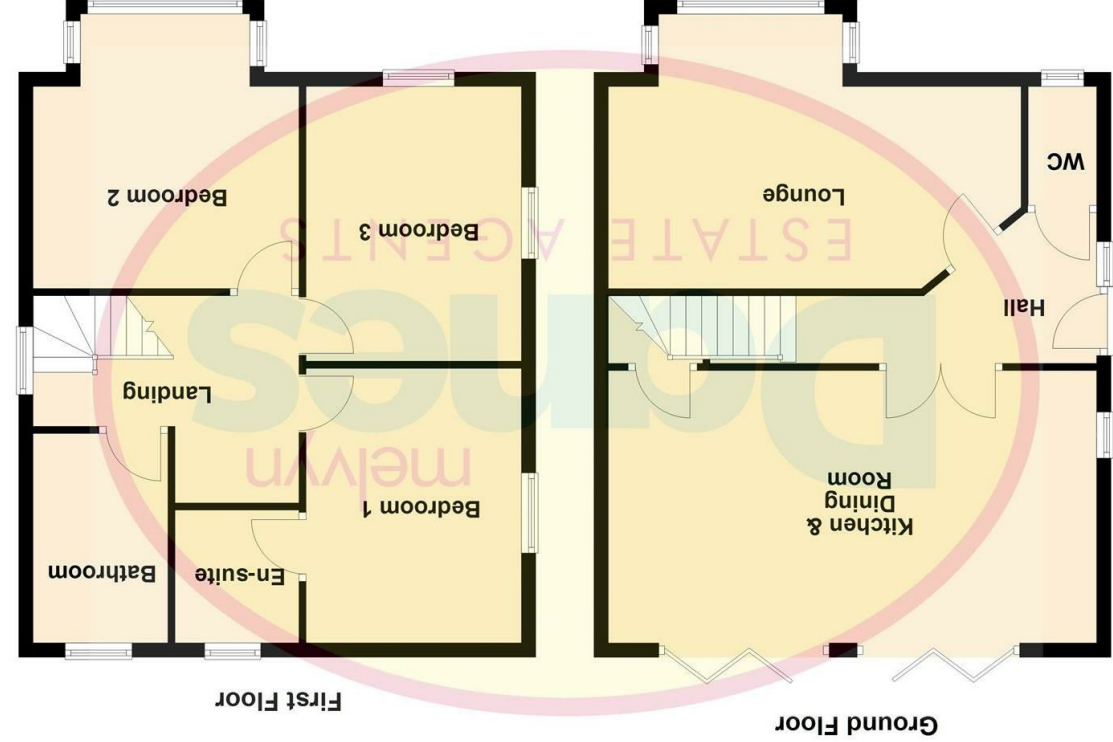


1A Chapel Drive Wythall Birmingham B47 6JP
Council Tax Band: E

Energy Efficiency Rating	
Potential	89
Current	88

England & Wales	
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	

EU Directive 2002/91/EC



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.