



smarthomes

## Station Road

Wythall, Birmingham

- A Beautifully Presented Five Bedroom Detached Family Home
- Superb Open Plan Kitchen/Diner & Luxury Family Bathroom
- Stunning Landscaped Southerly Facing Rear Garden
- En-Suite Shower Room, Side Garage & Ample Parking

**Offers Over £800,000**

Current EPC Rating - C

Current Council Tax Band - E

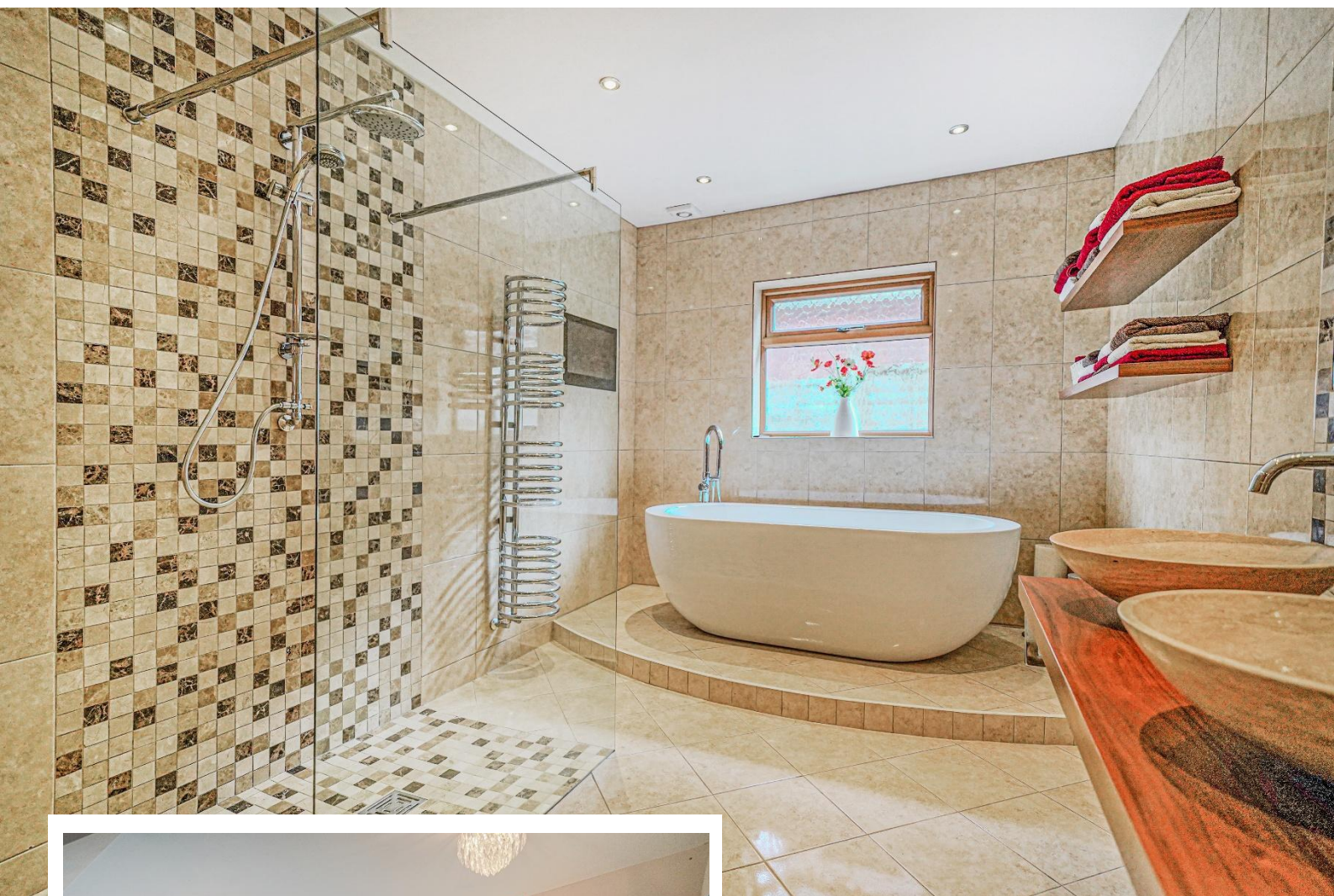




## Property Description

A beautifully presented and substantially extended detached dormer bungalow situated in a sought after semi-rural location with open views to rear. The property benefits from gas underfloor heating throughout the ground floor and offers accommodation comprising a spacious lounge, superb open plan family kitchen/diner, utility room, luxury five piece ground floor family bathroom, two large double ground floor bedrooms, three further double first floor bedrooms, four piece en-suite bathroom with dressing area, side garage, ample driveway parking and a stunning large mature Southerly facing rear garden overlooking fields

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 Lounge to Rear 6.2m x 4.85m (20'4" x 15'11")

Superb Open Plan Family Kitchen/Diner to Rear 7.8m x 5.59m (25'7" x 18'4")

Utility Room 2.64m x 2.46m (8'8" x 8'1")

Spacious Bedroom Four to Front 6.25m x 4.22m (20'6" x 13'10")

Spacious Bedroom Five to Front 6.25m x 3.53m max (20'6" x 11'7" max)

Luxury Five Piece Family Bathroom to Side 4.22m x 2.64m (13'10" x 8'8")

Master Bedroom to Rear 6.3m max x 6.25m max (20'8" max x 20'6" max)

Four Piece En-Suite Bathroom to Side 4.9m max x 2.64m (16'1" max x 8'8")

Bedroom Two to Side 3.86m x 3.07m (12'8" x 10'1")

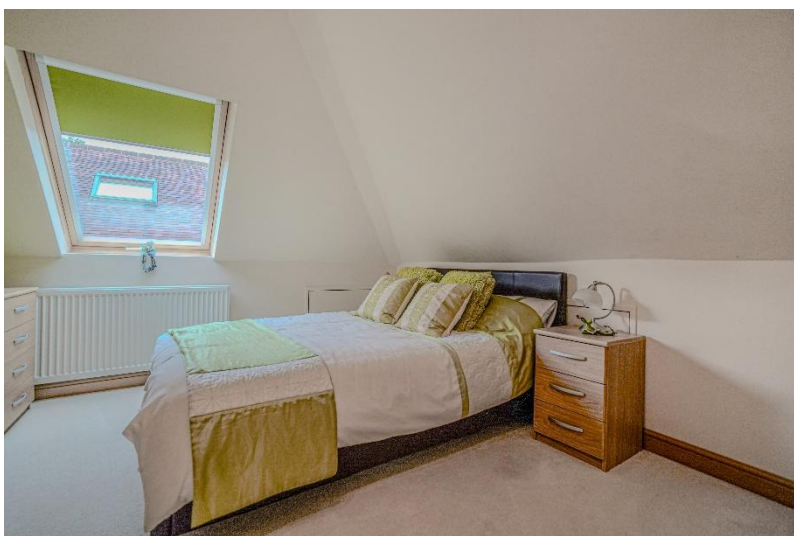
Bedroom Three to Side 3.86m x 2.64m (12'8" x 8'8")

Side Garage 4.47m x 2.64m (14'8" x 8'8")

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 and 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.