BLACK & GOLDS
ESTATE AGENTS

Sales: 0121 249 6207
Lettings: 0121 249 6207
Email: enquiries@blackandgolds.co.uk

Houndsfield Lane, Wythall, Birmingham, B47 6LX

Offers Over £650,000

4 2 2

An exceptional opportunity to acquire a substantial executive detached family home enjoying open countryside views and occupying a generous plot with excellent potential to extend (subject to the necessary planning consents). Offering four double bedrooms, spacious reception rooms, a double garage and a private rear garden, this is a superb home with all the ingredients to become a truly outstanding long-term family residence.

Shirley Office:
Black and Golds Estate Agents
117 Stratford Road, Shirley, Soliull, B90 3ND

Wythall Office:
Black and Golds Mortgages
The Old Bakery House, Becketts Farm, Alcester Road, Wythall, B47 6AJ

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Whilst we as Estate Agents on behalf of the vendors endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. The Vendors have checked and approved these particulars. These particulars are intended to give a fair description, but there accuracy cannot be guaranteed, and are not to be taken as forming any part of a resulting contract. They are issued on the basis the property is still available and on the understanding that all negotiations are conducted through the agents.

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Key Features

- Executive four-bedroom detached family home
- Open countryside views to the front
- Spacious lounge with impressive inglenook fireplace
- Separate dining room ideal for entertaining
- Breakfast kitchen with adjoining utility room
- Principal bedroom with dressing room and en-suite
- Three further generous double bedrooms
- Private rear garden with paved entertaining terrace
- Extensive driveway providing ample parking and integral double garage
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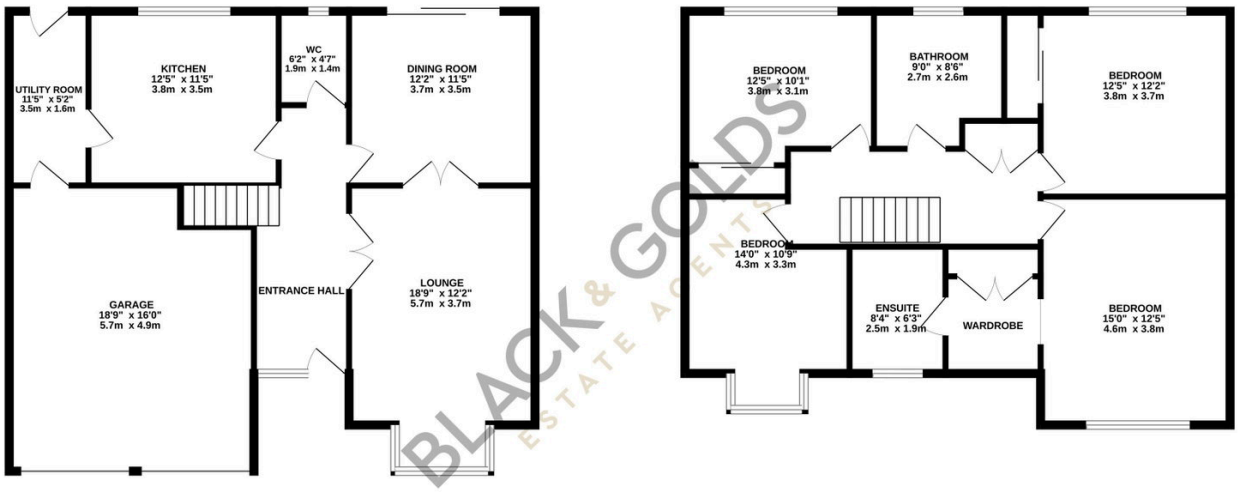

TOTAL FLOOR AREA : 1881 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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