



Station Road, Wythall

Asking Price £375,000

- PORCH
- DINING ROOM
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- GARAGE
- KITCHEN
- LOUNGE WITH INGLENOOK
- TWO BEDROOMS
- LANDSCAPED GARDEN
- FRONT DRIVEWAY

Extended and refurbished by the current owners, retaining a cottage and period feel of the property, this charming cottage is ideally situated to take advantage of the local amenities.

The property is located close to well regarded schooling at nearby Meadow Green primary, Coppice infant and junior and senior schooling at Woodrush Senior School which are sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is easy road access via the Alcester Road providing access to the M42 motorway and beyond, forming the hub of the midlands motorway network.

Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to Redditch, Birmingham and the surrounding suburbs.

The property is situated close to local shops and services on both Station Road and Drakes Cross Parade in Hollywood and further into Shirley with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole. Becketts Farm shop is nearby at the island offering local produce and restaurant.

Set back from the road via slip road, a gravel driveway and gated picket fence with footpath leading up to a UPVC double glazed front door into the

PORCH

Having ceiling light point and door into the

DINING ROOM

11'11 x 11'6 (3.63m x 3.51m)



Having UPVC double glazed window to the front, ceiling light point, three wall light points, two central heating radiators, fireplace, flagstone floor and door to the first floor accommodation, utility, inner lobby, kitchen and lounge

LOUNGE WITH INGLENOOK **16'11 x 12'4 max (5.16m x 3.76m max)**



Having UPVC double glazed bi fold doors to the rear garden and window to the front, flagstone floor, ceiling light point, three wall light points and fireplace with log burner

KITCHEN

11'11 x 11'6 (3.63m x 3.51m)



Having a traditional range of wall, and base units with butchers block work surfaces over with inset Belfast sink, space for range cooker, ceiling light point, pantry cupboard, flagstone floor and UPVC double glazed window to the front and door to the side

GROUND FLOOR BATHROOM



Having free standing claw foot bath, shower enclosure, wash hand basin, high level WC, ceramic wall tiles, flagstone floor, ceiling light point, central heating radiator and UPVC double glazed window to the rear

UTILITY

Having wall and base units with work surfaces over, circular sink and drainer, space and plumbing for washing machine and tumble dryer, two ceiling light points and UPVC double glazed window to the side and door to the rear garden

LANDING

Having doors to two bedrooms and shower room

BEDROOM 1

11'8 x 11'4 max (3.56m x 3.45m max)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM 2

11'8 x 9'0 max (3.56m x 2.74m max)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

SHOWER ROOM



Having shower enclosure, wash hand basin, saniflow toilet and ceiling light point

LANDSCAPED GARDENS

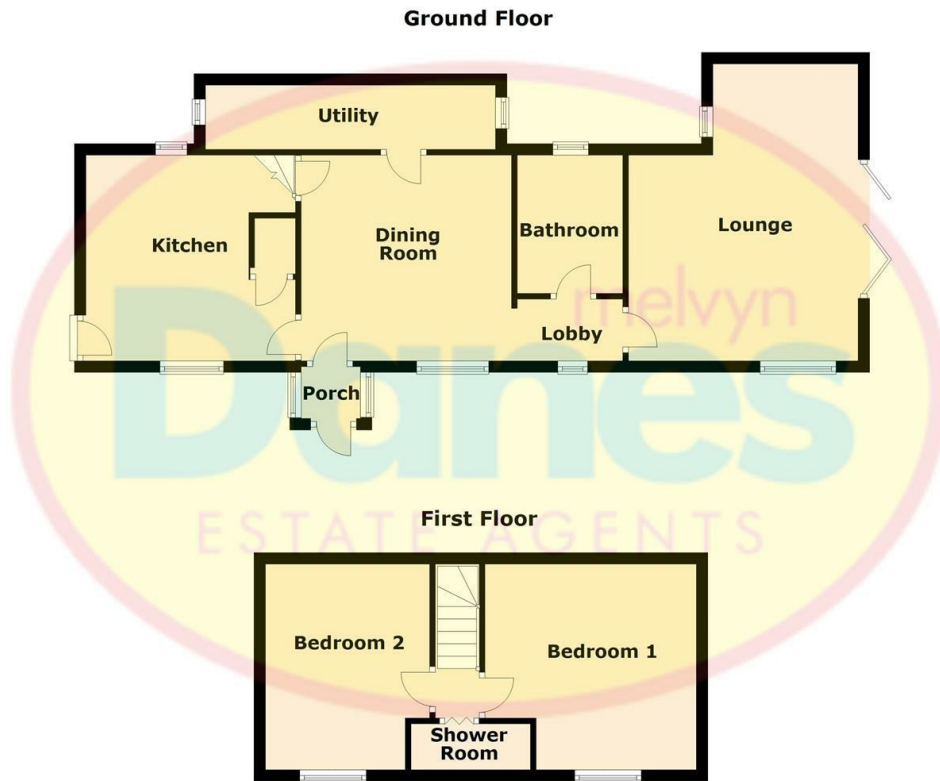
Having paved and gravel patio area leading to picket fenced shaped lawn, rear decked patio with pergola, fencing to boundaries and gated side access

DETACHED GARAGE



FLOOR PLAN

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.



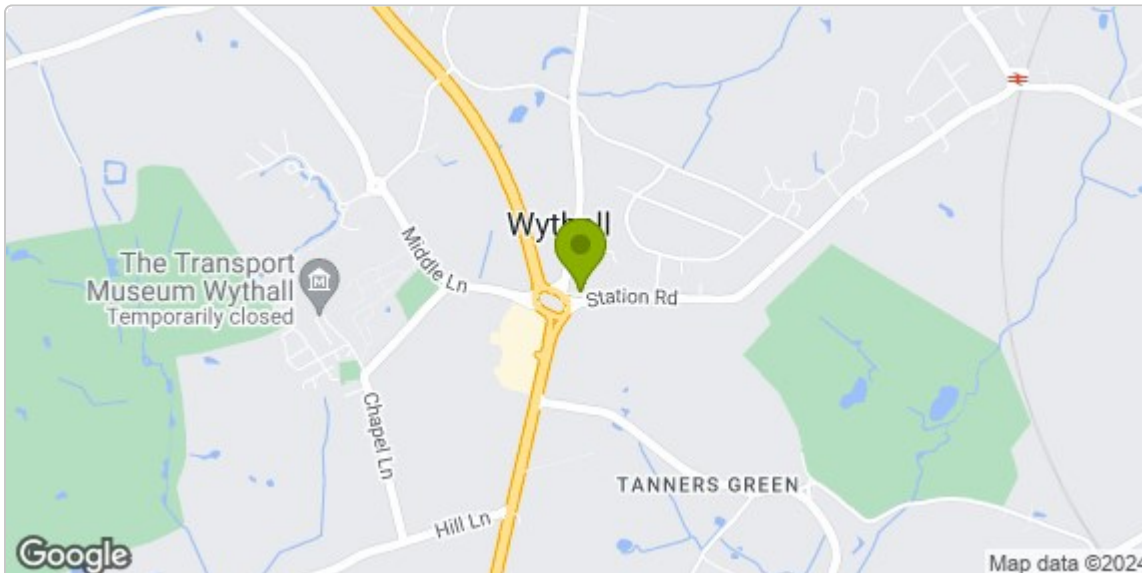
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
4 Station Road Wythall B47
6AA

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk