



# Station Road, Wythall

## Offers Around £625,000

- PORCH & HALLWAY
- MODERN KITCHEN DINER
- MASTER GROUND FLOOR BEDROOM WITH ENSUITE
- BATHROOM
- SUPERB SOUTH FACING REAR GARDEN
- LOUNGE WITH INGLENOOK
- BREAKFAST ROOM
- THREE FURTHER DOUBLE BEDROOMS
- SIDE GARAGE
- FRONT DRIVEWAY



A most convenient location for this extended traditional detached bungalow offering spacious family accommodation in the village of Wythall.

The property is located close to well regarded primary schooling at Meadow Green on the road itself and senior schooling at Woodrush Academy which is sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Nearby is the Alcester Road which provides easy access to junction 3 of the M42 motorway forming the hub of the midlands motorway network.

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

Local shops, services and the renowned Beckett's Farm are within walking distance and further into Shirley and Maypole with their comprehensive retail, hostelry and shopping facilities.

Further up the road is a public footpath providing pleasant walks alongside Fulford heath Golf Club to Earlswood and beyond.

An ideal location therefore for this superb bungalow which sits back from the road behind a block paved front driveway leading to part glazed double doors opening into the

#### **PORCH**

Having ceiling light point and UPVC double glazed door opening into the

#### **HALLWAY**

Having ceiling light point, central heating radiator and oak doors to two ground floor bedrooms, lounge, breakfast room and

#### **GUEST CLOAKS WC**

Having low level WC, wash hand basin and ceiling light point

#### **LOUNGE WITH INGLENOOK**

**17'5 into bay x 14'5 max (5.31m into bay x 4.39m max)**



Having UPVC double glazed double doors to the rear garden, two ceiling light points, central heating radiator and Inglenook fireplace with log burner

#### **BREAKFAST ROOM**

**11'4 x 11'3 (3.45m x 3.43m)**

Having UPVC double glazed window to the side, stairs rising to the first floor accommodation, ceiling light point, central heating radiator and door into the

#### **MODERN KITCHEN DINER**

**14'7 x 11'11 (4.45m x 3.63m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with extractor over and double oven beneath, integrated fridge freezer and dishwasher, ceramic wall and floor tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window and door to the side and double doors to the rear garden

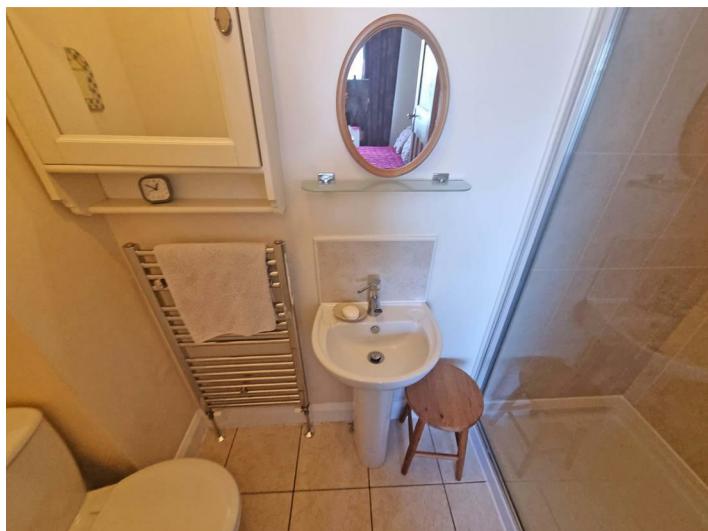
#### **MASTER GROUND FLOOR BEDROOM**

**13'8 into bay x 11'10 (4.17m into bay x 3.61m)**



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

## EN SUITE



Having shower enclosure, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point and heated towel rail

## BEDROOM 2

**13'7 into bay x 11'10 (4.14m into bay x 3.61m)**

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

## FIRST FLOOR LANDING

Having ceiling light point and doors to two further bedrooms and bathroom

## BEDROOM 3

**16'8 x 14'4 max with reduced head height (5.08m x 4.37m max with reduced head height)**



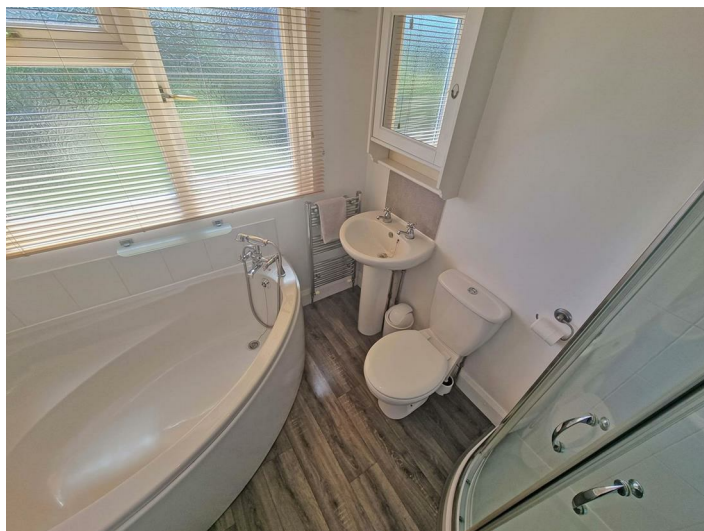
Having UPVC double glazed window to the front, Velux window, ceiling light point, central heating radiator and built in cupboards

## BEDROOM 4

**16'10 11'10 max with reduced head height (5.13m 3.61m max with reduced head height)**

Having UPVC double glazed window to the side, Velux window, ceiling light point, central heating radiator and built in cupboards

## BATHROOM



Having corner bath, shower enclosure, pedestal wash hand basin, low level WC, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

## SIDE GARAGE

**15'10 x 8'1 (4.83m x 2.46m)**

Having light and power, wall mounted central heating radiator and courtesy door to the garden

## SUPERB REAR GARDEN

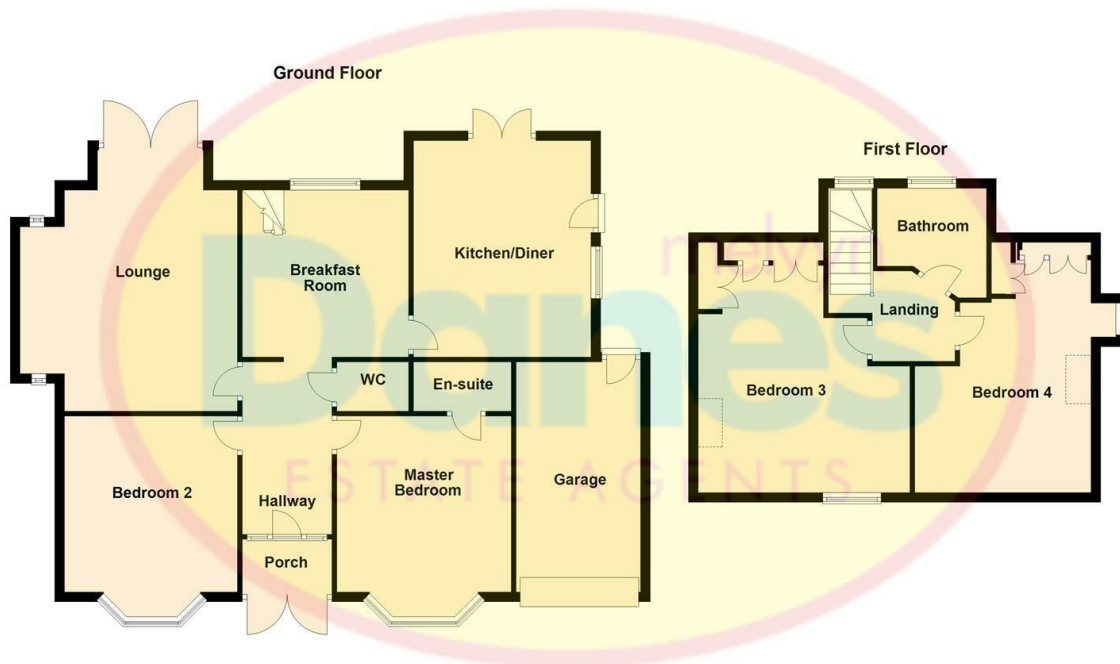


Having paved patio area leading to lawn with mature flower and herbaceous planting, fruit trees, fencing and hedges to boundaries and gated side access



## 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.



### COUNCIL TAX BAND - E

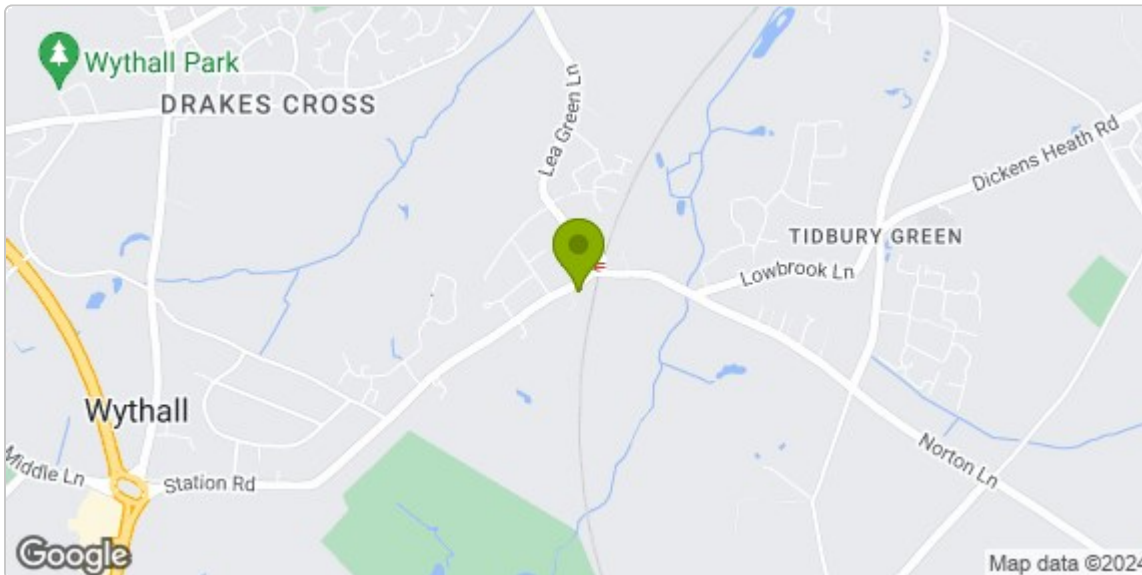
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**PROPERTY TO SELL?** If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**Full Postal Address:**  
255 Station Road Wythall B47  
6ET

**Council Tax Band: E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	79
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	