



melvyn
Danes
ESTATE AGENTS



Houndsfield Lane

Wythall

Offers Around £475,000

Description

Situated on the edge of the most highly regarded Hollywood Grange development this well appointed detached property built by Bryant Homes with pleasant views to the side and close to the local amenities of Wythall and Hollywood recently refurbished and reconfigured by the current owners.

There is well regarded schooling at Meadow Green, Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs. There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a private driveway, with block paved front driveway with artificial side lawn and a UPVC double glazed front door opens into the hallway with staircase to the first floor accommodation and doors to the guest cloaks WC, lounge and modern kitchen diner with door into the dining room.

On the first floor landing there are doors to the master bedroom with en suite and two further double bedrooms and modern bathroom.

There is a side garage, pleasant rear garden and views of the local countryside to the side.



Accommodation

PORCH

HALLWAY

GUEST CLOAKS WC

THROUGH LOUNGE

24'2 into bay x 11'1 (7.37m into bay x 3.38m)

DINING ROOM

17'6 x 8'1 (5.33m x 2.46m)

MODERN KITCHEN DINER

18'7 x 10'2 (5.66m x 3.10m)

LANDING

MASTER BEDROOM

11'5 x 9'9 (3.48m x 2.97m)

EN SUITE

BEDROOM 2

10'7 x 10'0 (3.23m x 3.05m)

BEDROOM 3

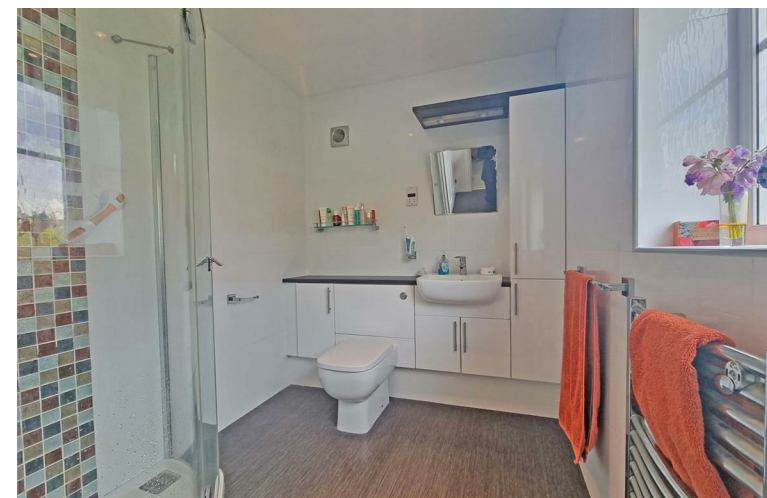
11'11 max x 7'5 (3.63m max x 2.26m)

MODERN FAMILY BATHROOM

GARAGE

16'6 x 8'4 (5.03m x 2.54m)

REAR GARDEN



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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 04/03/2026 we understand that the standard broadband download speed at the property is around 6 Mbps, and the estimated fastest download speed currently achievable for the property area is around 1000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



**95 Houndsfield Lane Wythall B47 6LX
Council Tax Band: E**

Energy Efficiency Rating	
Potential	86
Current	74
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs G (1-20) F (21-38) E (39-54) D (55-68) C (69-80) B (81-91) A (92 plus)	
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.

