

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows the rear garden of a two-story brick house. The house is made of red brick and has a gabled roof. A large, multi-paned glass conservatory with a brick base is attached to the rear of the house. The garden is well-maintained with a green lawn and a stone path leading to the conservatory. There are trees and a wooden fence in the background. The sky is blue with some white clouds.

Houndsfield Lane

Wythall

Offers Around £300,000

## Description

Situated in this most convenient location on this sought after road in Wythall this end of terraced house is ideally positioned to take advantage of the local amenities.

Local shops and convenience stores can be found on Drakes Cross Parade just around the corner and further up the Alcester Road one can find Sainsburys and Aldi at Maypole along with other retail outlets, back towards the M42 is Becketts Farm shop.

Well regarded schooling can be found nearby at Coppice infant and junior and secondary at Woodrush Academy which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). Alongside the new Hub with library, gymnasium and coffee shop. There is easy access via the Alcester Road to the M42 forming the hub of the midlands motorway network.

Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to Redditch, Shirley and the City of Birmingham.

Set back from the road via a gated and fenced garden, a UPVC front door opens in the porch/conservatory with door into the hallway with stairs to the first floor accommodation and open access into the open plan lounge and dining area, the kitchen has been recently refitted and there is the added benefit of a guest cloaks WC, a door from the dining area opens into the rear conservatory with door to the side and rear gardens.

On the first floor landing there are doors to three bedrooms and a bathroom.

The front, side and rear gardens have a paved footpath, lawn and has mature trees and fencing to boundaries with gated front access.



**Accommodation**

**PORCH/CONSERVATORY**

**HALLWAY**

**LOUNGE AREA**

18'5 x 10'5 (5.61m x 3.18m)

**DINING AREA**

11'11 x 9'6 (3.63m x 2.90m)

**GUEST CLOAKS WC**

**REFITTED KITCHEN**

12'7 x 7'6 (3.84m x 2.29m)

**REAR CONSERVATORY**

17'2 x 15'6 max (5.23m x 4.72m max)

**LANDING**

**BEDROOM 1**

13'7 x 9'4 (4.14m x 2.84m)

**BEDROOM 2**

12'5 x 9'4 (3.78m x 2.84m)

**BEDROOM 3**

10'7 x 6'8 (3.23m x 2.03m)

**BATHROOM**

**FRONT, SIDE & REAR GARDENS**



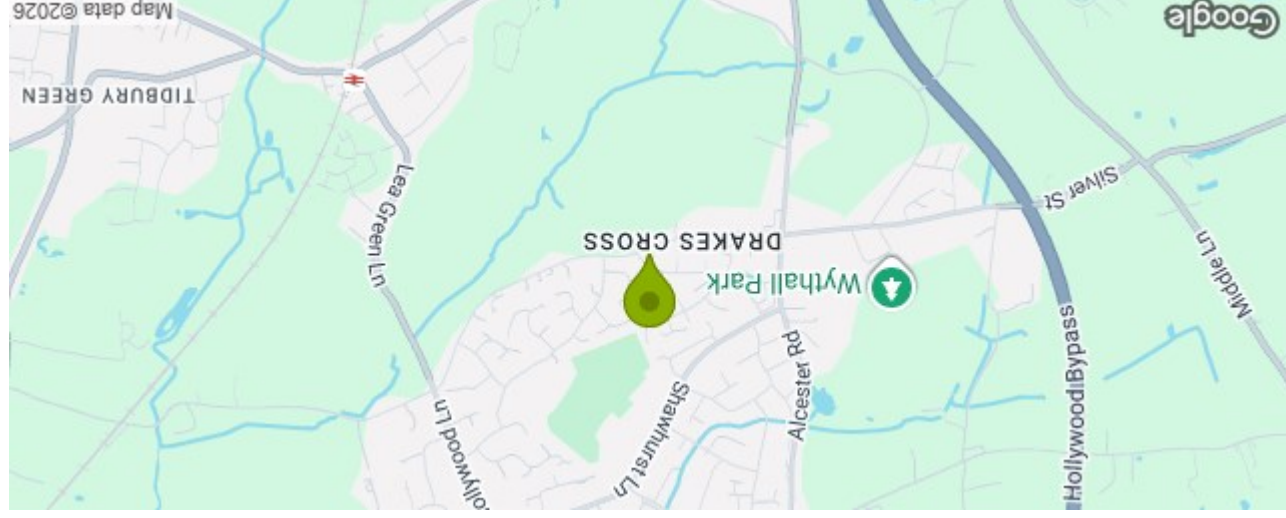
TENURE: We are advised that the property is freehold.

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](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 14/05/2026 we understand that the standard broadband download speed at the property is around 15 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000. 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.



### 53 Houndsfield Lane Wythall B47 6LS Council Tax Band: C

| Energy Efficiency Rating |    |
|--------------------------|----|
| Potential                | 82 |
| Current                  | 68 |

| England & Wales                             |             |
|---|-------------|
| Very energy efficient - lower running costs | A (92 plus) |
| (81-91)                                     | B           |
| (69-80)                                     | C           |
| (55-68)                                     | D           |
| (39-54)                                     | E           |
| (21-38)                                     | F           |
| (1-20)                                      | G           |
| Not energy efficient - higher running costs |             |

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.