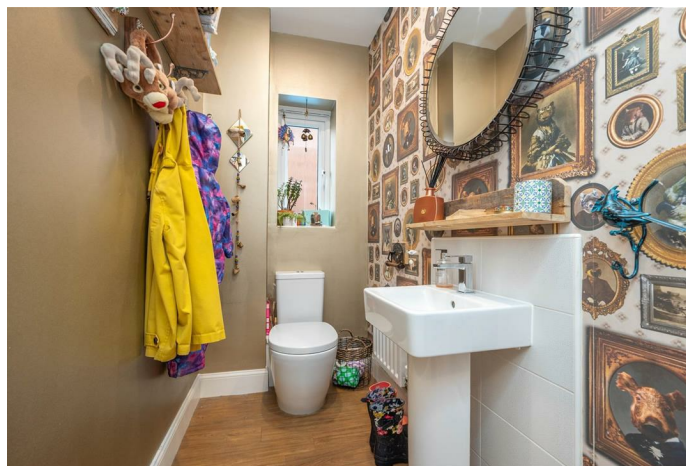




58 Burnham Road,
Wythall, Birmingham, B47 6AT
Offers In The Region Of £575,000

Situated on the popular Parklands development, which was built by Miller Homes, this beautifully presented detached family home is located on a private road, just off Burnham Road, and overlooks open green space to the front. The well laid out accommodation is arranged over two floors and briefly comprises; four bedrooms, two bathrooms (including en-suite to the main bedroom), two reception rooms, kitchen/dining/family room, utility room, and cloakroom/WC. It further benefits from a good-sized rear garden, separate garage and off-road parking to the side.

The village of Wythall benefits from excellent transport links, with the nearby railway stations ("Wythall" and "Whitlocks End") offering commuter services between Birmingham and Stratford-upon-Avon, and local bus services providing access to Solihull and Birmingham City Centre. It is also within easy access of the A435 which, in turn, provides links to the M40 and M42 motorways. Within the general vicinity, there is schooling to suit all age groups including Meadow Green Primary School, Coppice Infant and Junior School, and Woodrush Academy. In addition, Birmingham International Airport (BHX) and National Exhibition Centre (NEC) are within an approximate 20-minute drive.



The property is set back from the road behind a lawned foregarden and approached via a paved pathway with a range of mature shrubs to either side. The front door opens into:

Entrance Hall

13'3" x 3'9" (4.04m x 1.15m)

With radiator and Karndean flooring. Door into:

Study/Play Room

6'9" x 6'8" (2.06m x 2.05m)

With UPVC double glazed window to the front, radiator and Karndean flooring.

Cloakroom/WC

6'8" x 3'6" (2.05m x 1.08m)

With obscure UPVC double glazed window to the side, low level WC, pedestal wash hand basin with mixer tap over, and Karndean flooring.

Lounge

16'8" (into bay) x 11'10" (5.10m (into bay) x 3.61m)

With staircase rising to the first floor, UPVC double glazed bay window to the front, wiring and sockets for wall mounted TV, two radiators, and Karndean flooring.

Kitchen/Dining/Family Room

23'2" x 12'7" (max) (7.08m x 3.86m (max))

With UPVC double glazed window to the rear, UPVC double glazed French doors leading to the rear garden, door to the understairs storage cupboard, recently refurbished fitted kitchen with a range of wall, drawer and base units with wooden block work surfaces over, inset 1.25 bowl/single drainer stainless steel sink with mixer tap over, built-in "AEG" electric double oven and grill, inset "AEG" induction hob with stainless steel splashback and matching chimney-style extractor fan over, integrated fridge-freezer, built-in "Bosch" dishwasher, inset wine rack, radiator with cover and built-in storage, and Karndean flooring. Door into:

Utility Room

6'8" x 5'2" (2.05m x 1.60m)

With part glazed door leading to side of the property (to the driveway and garage beyond), wall and base units with wooden block work surfaces over, inset single bowl stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, space for a tumble dryer, wall mounted "Potterton" gas-fired combination boiler, extractor fan, and Karndean flooring.

First Floor Landing

14'0" x 10'0" (4.28m x 3.07m)

With hatch giving access to the loft with drop-down ladder and UPVC double glazed window to the side. Door to:

Airing Cupboard

With fitted shelving.

Bedroom One

14'7" x 11'10" (max) (4.47m x 3.61m (max))

With UPVC double glazed window to the front and radiator.

En-Suite Shower Room

6'8" x 5'2" (2.05m x 1.59m)

With obscure UPVC double glazed window to the front, 3-piece suite comprising; walk-in shower enclosure with glass sliding door, mains fed 'rain head' shower and handheld attachment over, low level WC, pedestal wash hand basin with mixer tap over, extractor fan, tiling to splashback areas, and chrome heated towel rail.

Bedroom Two

12'4" x 9'0" (3.78m x 2.76m)

With UPVC double glazed window to the rear and radiator.

Bedroom Three

10'7" x 9'0" (3.23m x 2.76m)

With UPVC double glazed window to the rear and radiator.

Bedroom Four

10'2" x 6'11" (3.12m x 2.12m)

Currently used as a dressing room; with UPVC double glazed window to the front and radiator.

Family Bathroom

6'9" x 6'0" (2.06m x 1.83m)

With obscure UPVC double glazed window to the side, 3-piece suite comprising; panelled bath with central plug, wall mounted water controls, "Mira" electric shower and glass screen over, low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, shaving point, and chrome ladder-style heated towel rail.

Rear Garden

Mainly laid-to-lawn with paved patio and raised borders housing mature plants and shrubs, being bound on all sides with timber fencing. To the side, there is a gate giving pedestrian access to the driveway, which, in turn, leads to:

Garage

19'4" x 10'0" (5.91m x 3.05m)

With pitched roof (which is boarded to the centre section and could provide additional storage space, if required), electric roller shutter door to the front, lighting, and power.

Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area (fibre is already connected to the house), with a predicted highest available download speed of 1,000 Mbps and a highest available upload speed of 100 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Bromsgrove District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Services:

Mains drainage, electricity, gas, and water are connected to the property. The heating is via a gas-fired boiler, which is located in the utility room.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

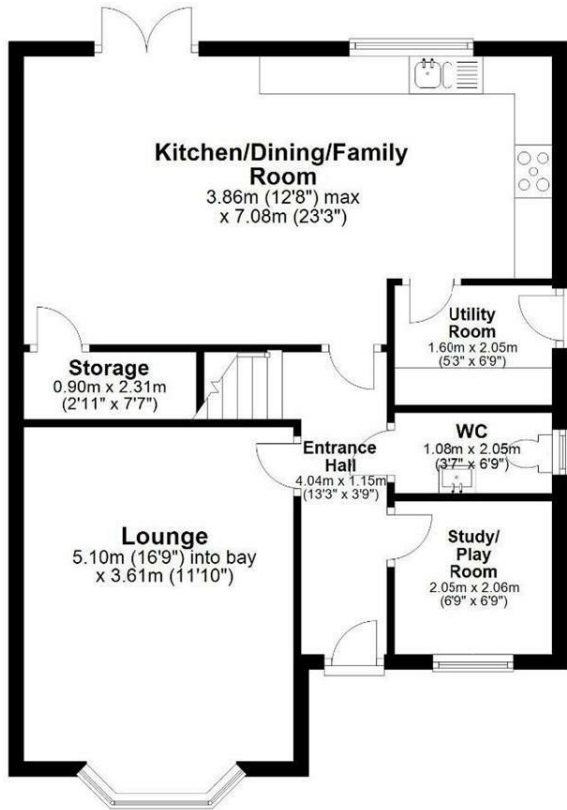
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Ground Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



Total area: approx. 143.4 sq. metres (1543.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

