



# Burnham Road, Wythall

## Offers Around £315,000

- HALLWAY
- MODERN KITCHEN
- MASTER BEDROOM WITH EN SUITE
- MODERN BATHROOM
- SIDE DRIVEWAY
- GUEST CLOAKS WC
- LOUNGE DINER
- TWO FURTHER BEDROOMS
- REAR GARDEN
- OPEN VIEWS

Situated on the edge of this now well established development, with open views to the side, this very well presented modern semi detached house is superbly located for the local amenities of Wythall and Hollywood.

The property is located close to primary schooling at Meadow Green Infant and Junior School in Wythall and senior schooling at Woodrush Academy in Shawhurst Lane, Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access along the Alcester Road to Birmingham City Centre and its surrounding suburbs and back towards Redditch. Both of which offer a wide selection of shops and hosteries. Junction 3 of the M42 is close by which forms the hub of the midlands motorway network.

Drakes Cross Parade offers a selection of local shops and services and is found directly on the Alcester Road just a short distance away. Local doctors are available both in Wythall and Hollywood and Wythall Park offers extensive social, leisure and sporting events within it's 37 acres.

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 canopy porch, a composite part glazed front door opens into the

#### **ENTRANCE HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to the modern kitchen, lounge diner and

#### **GUEST CLOAKS WC**

Having low level WC, recessed ceiling spot lights and UPVC double glazed window to the front

#### **MODERN KITCHEN**

**10'6 x 7'6 (3.20m x 2.29m)**



Having a modern range of wall and base units with work surfaces over with matching up stands incorporating sink and drainer with mixer tap, four ring gas hob with extractor over, double eye level oven, integrated fridge freezer and dishwasher, space for washing machine, ceiling light point, central heating radiator and UPVC double glazed window to the front

#### **LOUNGE DINER 16'2 x 14'10 (4.93m x 4.52m)**



Having two ceiling light points, two central heating radiators, storage cupboard and UPVC double glazed window and double doors to the rear garden



#### **LANDING**

Having ceiling light point, loft access and doors to three bedrooms and family bathroom

#### **MASTER BEDROOM**

**11'6 x 8'1 max (3.51m x 2.46m max)**



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

## EN SUITE



Having walk in shower enclosure, low level WC, wash hand basin, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the front

## BEDROOM 2

**10'9 x 7'9 (3.28m x 2.36m)**



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

## BEDROOM 3

**7'4 x 6'8 (2.24m x 2.03m)**



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

## FAMILY BATHROOM



Having panelled bath, low level WC, wash hand basin, ceramic wall tiles, recessed ceiling spot lights and central heating radiator

## REAR GARDEN



Having paved patio leading to lawn, fencing to boundaries and gated side access

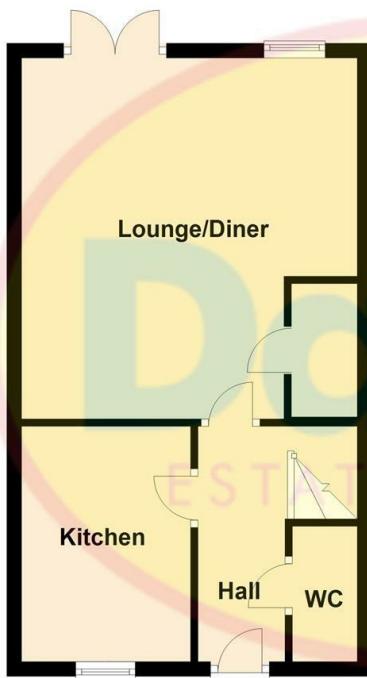
## SIDE DRIVEWAY

Having space for two cars

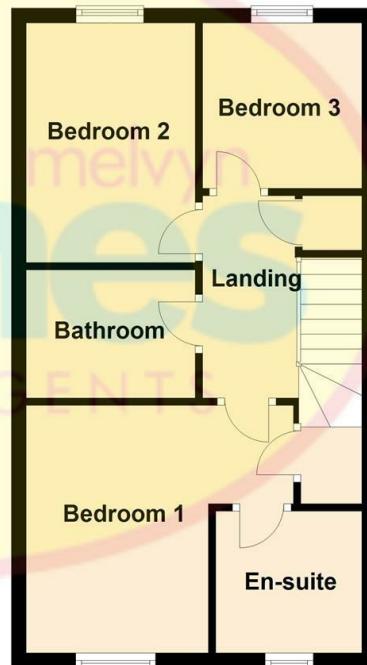
## FLOOR PLAN

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.

### Ground Floor



### First Floor



**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	83	
(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		