



melvyn
Danes
ESTATE AGENTS



**Burnham Road
Wythall
Offers Around £290,000**

Description

Built by Miller Homes just seven years ago this bright and spacious two bedroom semi detached house is ideally situated to take advantage of the local amenities, transport and schooling in the villages of Wythall and Hollywood.

Close to primary schooling at Meadow Green off Station Road, Coppice infant and junior and senior schooling at Woodrush which are both sited in Shawhurst Lane in Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

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



Accommodation

An ideal location therefore, for this modern property which is set back from the road via a paved footpath and foregarden, side driveway for two or three cars, a composite front door opens into the hallway with doors to the modern kitchen and guest cloaks WC, the bright lounge diner has double doors to the rear garden.

On the first floor there are two generous bedrooms and a modern bathroom.

The rear garden has a pleasant outlook, paved patio leading to lawn, shed, timber fencing to boundaries and gated side access.

HALLWAY

GUEST CLOAKS WC

MODERN KITCHEN

11'7 x 6'3 (3.53m x 1.91m)

LOUNGE DINER

14'4 x 10'9 (4.37m x 3.28m)

LANDING

BEDROOM 1

14'5 x 11'2 (4.39m x 3.40m)

BEDROOM 2

11'3 x 7'6 max (3.43m x 2.29m max)

MODERN BATHROOM

REAR GARDEN WITH PLEASANT MATURE OUTLOOK

SIDE DRIVEWAY



TENURE: We are advised that the property is freehold. There is a service charge of £183 per annum for the upkeep and maintenance of the surrounding area.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 03/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 03/04/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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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 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 the sale.



Energy Efficiency Rating	
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	
Current	82
Potential	96

EU Directive 2002/91/EC

19 Burnham Road Wythall B47 6AS
Council Tax Band: C

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.

