



melvyn
Danes
ESTATE AGENTS

Brick Kiln Lane

Wythall

Offers Around £600,000

Description

Situated in this most sought after location, this greatly extended traditional semi detached house is ideally situated to take advantage of the local amenities, transport and schooling in this popular village with open views to the fore and rear.

Wythall Park is within walking distance offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training and archery and much more.

The property is close to primary schooling at Meadow Green on Station Road, Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane in nearby Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access to the Alcester Road which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway networks.

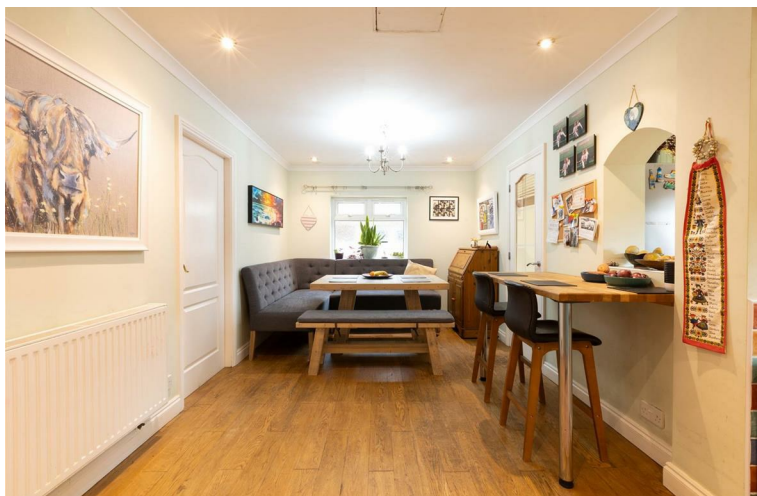
Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham, Shirley and Redditch.

Local convenience stores and other retailers can be found close by at Drakes Cross Parade on the Alcester Road, Becketts farm is nearby and further on to Maypole where one will find Sainsbury's and other retail outlets.

A most enviable location therefore for this property which is set back from the road behind a full width block paved driveway, a UPVC double glazed door opens into the porch with door into the hallway, there are stairs to the first floor accommodation and doors into the dining room, extended lounge and kitchen diner with utility and ground floor WC.

On the first floor there are doors to the master bedroom with en suite, four further bedrooms, two with en suites, family bathroom and loft access to a loft rooms offering potential for conversion.

The rear garden has a full width block paved patio with steps to lawn with large summer house and store, covered side access with double doors to the front.



PORCH

HALLWAY

DINING ROOM

14'11 into bay x 11'1 (4.55m into bay x 3.38m)

EXTENDED LOUNGE

21'3 x 11'0 (6.48m x 3.35m)

EXTENDED KITCHEN DINER

20'2 x 17'9 max (6.15m x 5.41m max)

UTILITY

GROUND FLOOR WC

LANDING

MASTER BEDROOM WITH EN SUITE

14'3 x 12'5 (4.34m x 3.78m)

BEDROOM 2 WITH EN SUITE

14'11 into bay x 11'4 (4.55m into bay x 3.45m)

BEDROOM 3

13'2 x 10'8 (4.01m x 3.25m)

BEDROOM 4

14'3 x 7'7 (4.34m x 2.31m)

BEDROOM 5 WITH EN SUITE

12'6 max x 9'1 max (3.81m max x 2.77m max)

FAMILY BATHROOM

SIDE GARAGE

18'7 x 12'8 max (5.66m x 3.86m max)

CAR PORT

REAR GARDEN WITH PLEASANT VIEWS



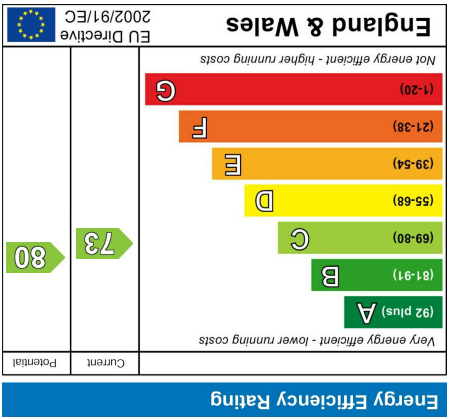
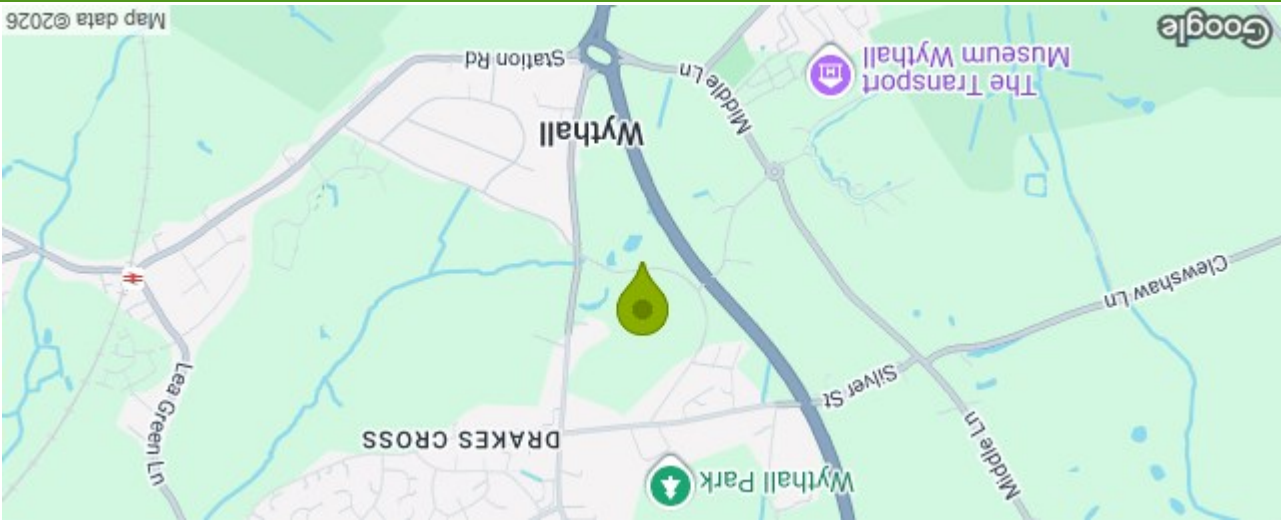
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 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 80 Mbps. Data taken from checker.ofcom.org.uk on 04/06/2026. Actual service availability at the property or speeds received may be different. MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 04/06/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

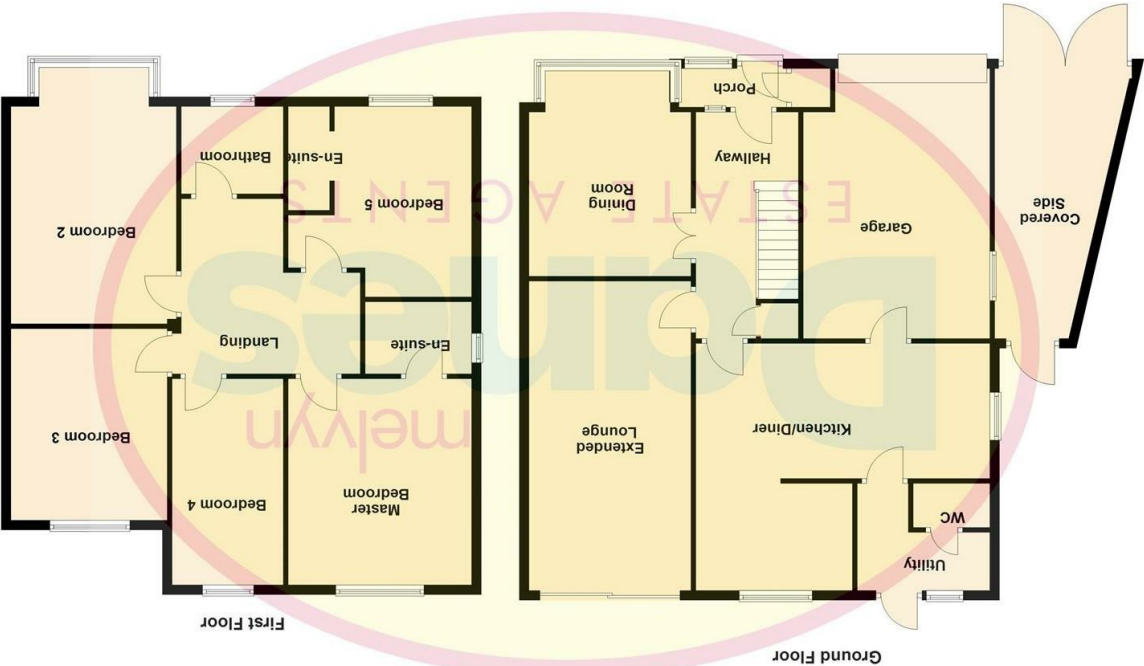
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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: 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.



23 Brick Kiln Lane Wythall Wythall B47 6LL
Council Tax Band: F



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.