



melvyn  
**Danes**  
ESTATE AGENTS



Wychall Road  
Northfield  
Offers Around £285,000

## Description

An ideal location for this three bedroom semi detached house close to the local amenities..

There are well regarded primary and secondary schools within close proximity including St Joseph's Primary, St Thomas Aquinas Secondary School and the ever popular Kings Norton Boys and Girls secondary schools.

Local shops can be found in the road itself and nearby Northfield and Kings Norton Green villages offer a selection of shops, supermarkets and hostleries.

Trains and buses offer regular services to the surrounding areas and Birmingham City Centre.

Just a short short drive away you will find the M42 motorway forming the hub of the midlands motorway network.

Set back from the road via a block paved driveway, a UPVC double glazed sliding door opens into the porch with doors into the hallway with stairs to the first floor accommodation and doors into the dining room and lounge with double doors into the conservatory and further door into the beautifully refitted kitchen with integrated appliances, a side door opens into the garage with up and over door to the front and door to the rear garden.

On the first floor there are three bedrooms, refitted shower room & separate WC.

The rear garden has a paved patio with artificial lawn, flower and shrub borders, fencing to boundaries and a pleasant tree lined outlook.



**Accommodation**

**PORCH**

**HALLWAY**

**DINING ROOM**

13'1 into dog leg bay x 9'9 (3.99m into dog leg bay x 2.97m)

**LOUNGE**

12'11 x 12'10 (3.94m x 3.91m)

**REFITTED KITCHEN**

11'1 x 9'11 max (3.38m x 3.02m max)

**CONSERVATORY**

**LANDING**

**BEDROOM 1**

13'0 into dog leg bay x 9'9 (3.96m into dog leg bay x 2.97m)

**BEDROOM 2**

13'1 x 9'9 (3.99m x 2.97m)

**BEDROOM 3**

10'11 x 6'3 (3.33m x 1.91m)

**REFITTED**



TENURE: We are advised that the property is freehold.

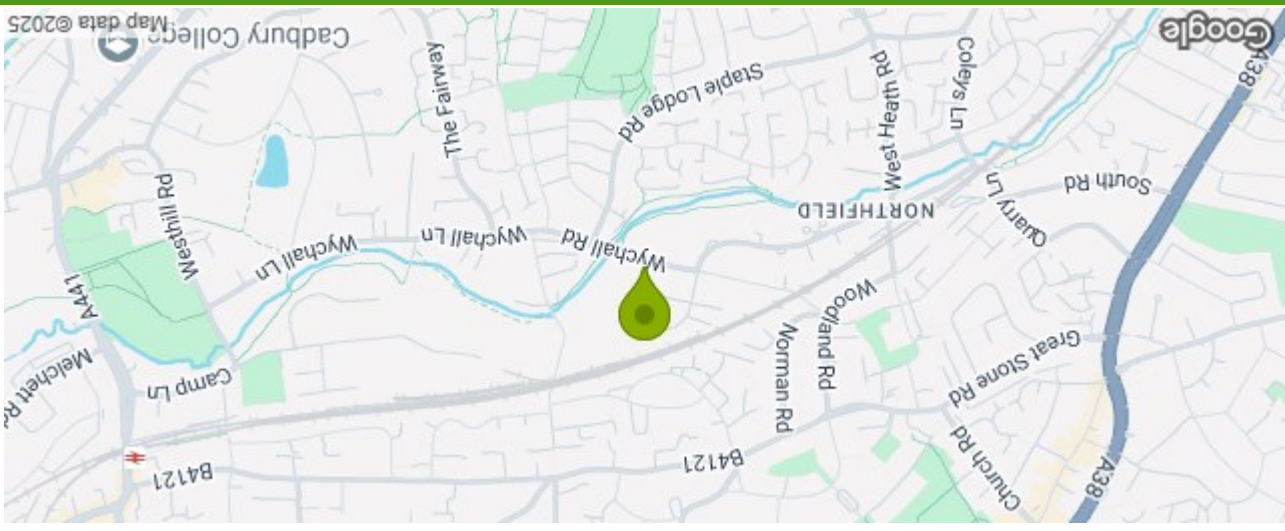
**ROADBAND:** We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 26/06/2025. 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 26/06/2025. 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.

**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:** 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.



### 124 Wychall Road Northfield Birmingham B31 3AU Council Tax Band: C

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	
EU Directive 2002/91/EC	England & Wales
Potential	Current

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.