



# Burnham Road, Wythall

## Offers Around £325,000

- HALLWAY
- MODERN KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- OPEN VIEWS
- GUEST CLOAKS WC
- LOUNGE DINER
- MODERN BATHROOM
- SIDE DRIVEWAY
- INTERNAL INSPECTION RECOMMENDED

A modern semi detached house built by Miller homes on the popular Parklands site off Gorse Lane.

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 hostellers. 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 on the popular Parklands development built by Miller Homes in 2016 with a pleasant outlook to the fore, the property is set back from the road via a tarmac side tandem driveway with paved footpath leading to a composite front door opening into the

### HALLWAY

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

### GUEST CLOAKS WC

Having low level WC, wash hand basin, recessed ceiling spot lights and UPVC double glazed window to the side

### MODERN KITCHEN

**9'3" x 9'6" (2.84m x 2.90m)**



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 and oven beneath, space for fridge freezer and washing machine, recessed ceiling spot lights and UPVC double glazed window to the front

### LOUNGE DINER

**17'4" x 12'7" max (5.28m x 3.84m max)**



Having two ceiling light points, central heating radiator and UPVC double glazed French doors to the rear garden



### BEDROOM 1

**17'3" x 10'6" max (5.26m x 3.20m max)**



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

### BEDROOM 2

**11'6" x 8'7" max (3.51m x 2.62m max)**



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

### BEDROOM 3

**9'0" x 6'10" max (2.74m x 2.08m max)**

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

### MODERN BATHROOM



Having panelled bath with shower over and glazed side

screen, low level WC, wash hand basin, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the side

## **REAR GARDEN**

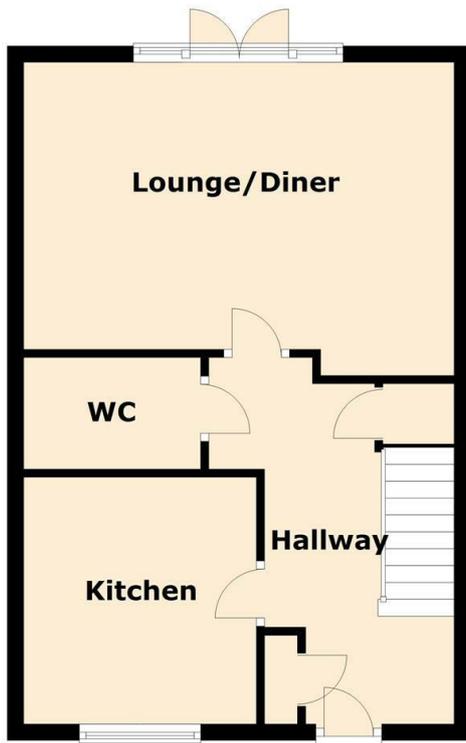


Having paved patio leading to lawn with fencing to boundaries and gated side access

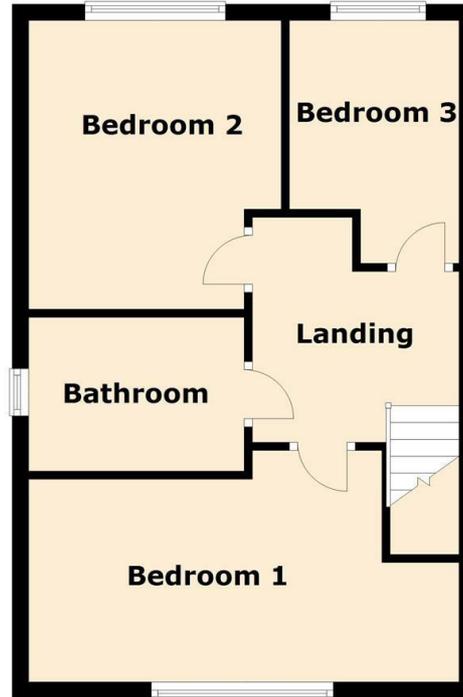
## FLOOR PLAN

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



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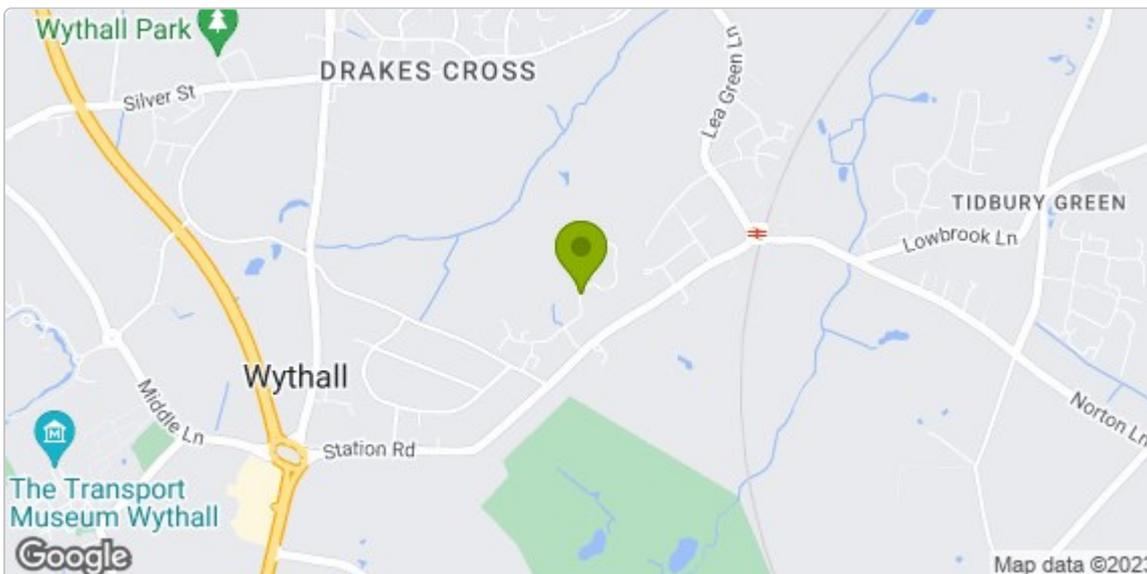
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this, there is an annual service charge for the upkeep of the development of around £140 per year.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**PROPERTY TO SELL?** If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**Full Postal Address:**  
119 Burnham Road Wythall  
Birmingham B47 6AS

**Council Tax Band: C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	