



melvyn
Danes
ESTATE AGENTS

Alcester Road

Wythall

Offers Around £515,000

Description

A most unusual and individual refurbished semi detached property was once half of Wythall police station, purchased by the previous owners and developed into two large semi detached houses offering generous family accommodation with ground floor bedroom and wet room if required. Local convenience stores and other retailers can be found close by on Alcester Road, Hollywood Lane and 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.

Nearby is Wythall Park offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training, archery and much more. The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

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.

Set back from the road via a front driveway with parking for multiple vehicles, a composite front door opens into the porch with further door to the hallway having stairs to the first floor accommodation and doors into two large reception rooms, modern kitchen diner with central island and doors to the rear garden and ground floor bedroom with en suite wet room.

On the first floor landing there are doors to four double bedrooms, master with en suite and a modern shower room.

The rear garden has a large paved patio leading to lawn with flower borders, large concrete store, gated side access and fencing to boundaries.



Accommodation

PORCH

HALLWAY

LOUNGE

14'11 x 13'7 (4.55m x 4.14m)

DINING ROOM

12'10 x 12'3 (3.91m x 3.73m)

MODERN KITCHEN DINER

20'6 x 13'8 (6.25m x 4.17m)

BEDROOM 5/ THIRD RECEPTION ROOM

13'11 into bay x 12'11 (4.24m into bay x 3.94m)

WET ROOM

LANDING

MASTER BEDROOM

20'9 x 13'8 max (6.32m x 4.17m max)

EN SUITE

BEDROOM 2

12'9 x 12'0 (3.89m x 3.66m)

BEDROOM 3

12'5 x 11'10 (3.78m x 3.61m)

BEDROOM 4

12'8 x 10'11 max (3.86m x 3.33m max)

SHOWER ROOM

LARGE REAR GARDEN



TENURE: We are advised that the property is freehold.

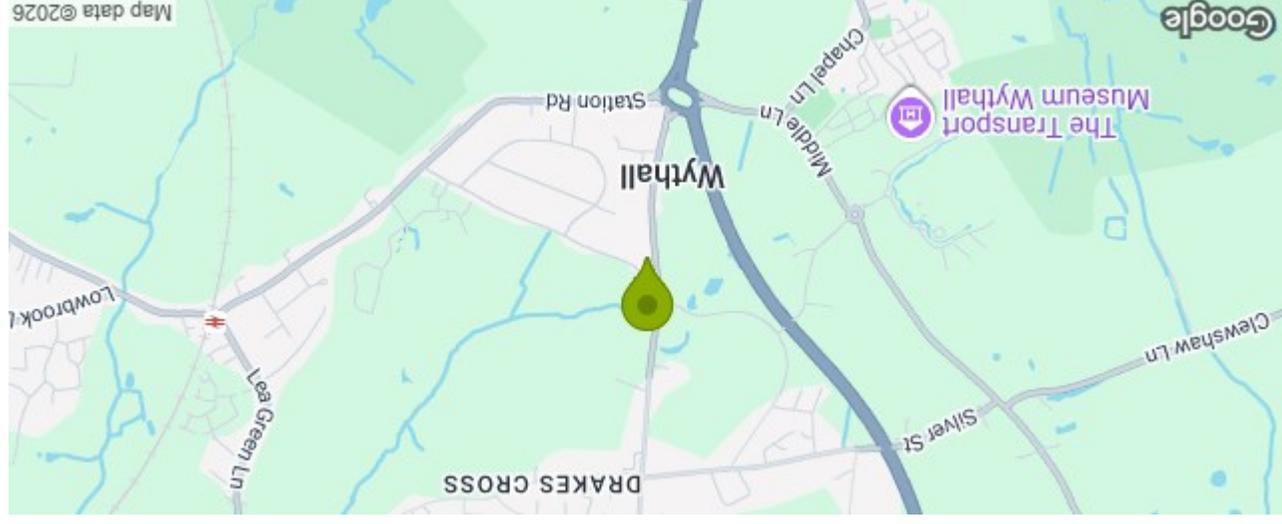
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 15/10/2025. 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 15/10/2025. 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.

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.

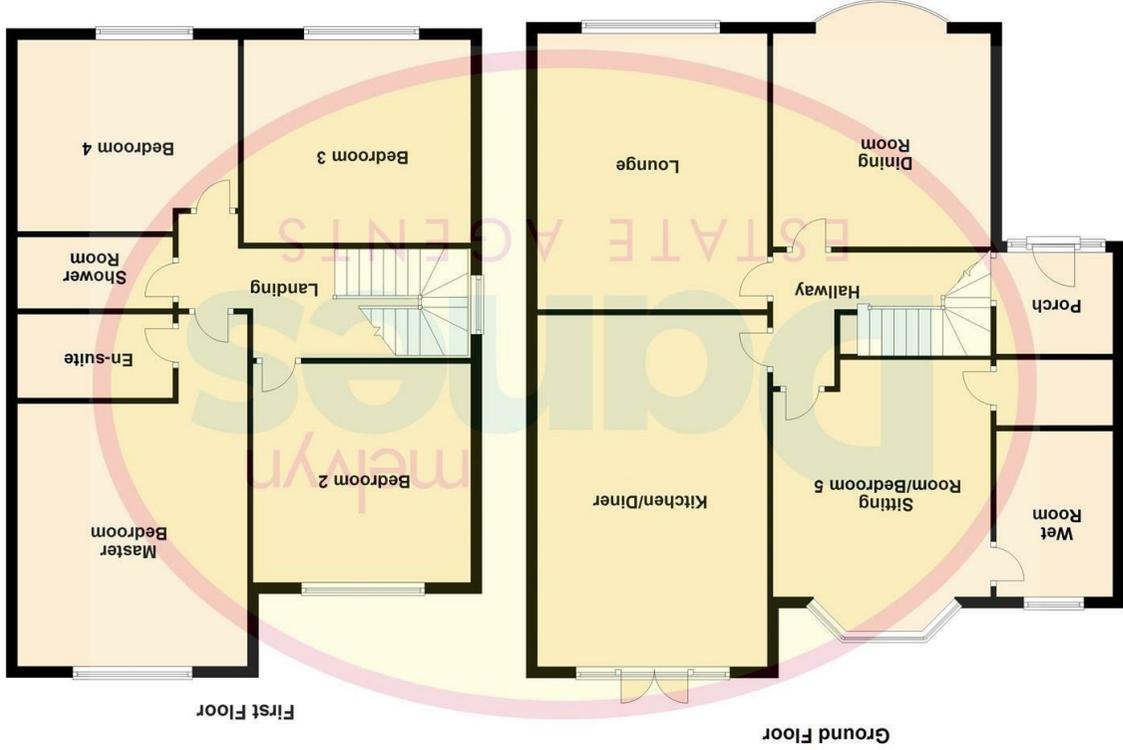
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(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	56
Potential	71

387 Alcester Road Wythall Wythall B47 6JL
Council Tax Band: G



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.