melvyn
Danes
ESTATE AGENTS
Barkers Lane
Wythall
Offers Around £375,000

Description

Situated in this popular location, this larger style semi detached house now requiring refurbishment and repair is ideally situated to take advantage of the local amenities, transport and schooling in and around Wythall and Hollywood.

The property is located close to primary schooling at Meadow Green primary, Coppice infant and junior and senior schooling at Woodrush Senior School which are sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is easy road access to the Alcester Road which 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 and Redditch.

The property is situated with easy access to Drakes Cross for local shops and services and further into Shirley with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole

Set back from the road via an extensive front garden with driveway, a part glazed front door opens into a porch with access into the hallway with stairs to the first floor and door into the lounge diner, from the breakfast kitchen is a utility with access to the rear garden and double garage and ground floor shower room

On the first floor there are three generous bedrooms, bathroom and access to a loft room.

The rear garden has a patio area leading to lawn with large pond, shed, fencing to boundaries and gated side access

Accommodation

PORCH

HALLWAY

LOUNGE DINER
22'4 x 16'11 max (6.81m x 5.16m max)

BREAKFAST KITCHEN
17'2 x 8'7 (5.23m x 2.62m)

UTILITY

GROUND FLOOR SHOWER ROOM

LANDING

BEDROOM 1
18'6 x 8'6 (5.64m x 2.59m)

BEDROOM 2
11'0 x 10'4 (3.35m x 3.15m)

BEDROOM 3
10'11 x 10'4 (3.33m x 3.15m)

BATHROOM

DOUBLE GARAGE
18'5 x 13'11 (5.61m x 4.24m)

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 15 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 11/10/2025. Actual service availability at the property or speeds received may be different.

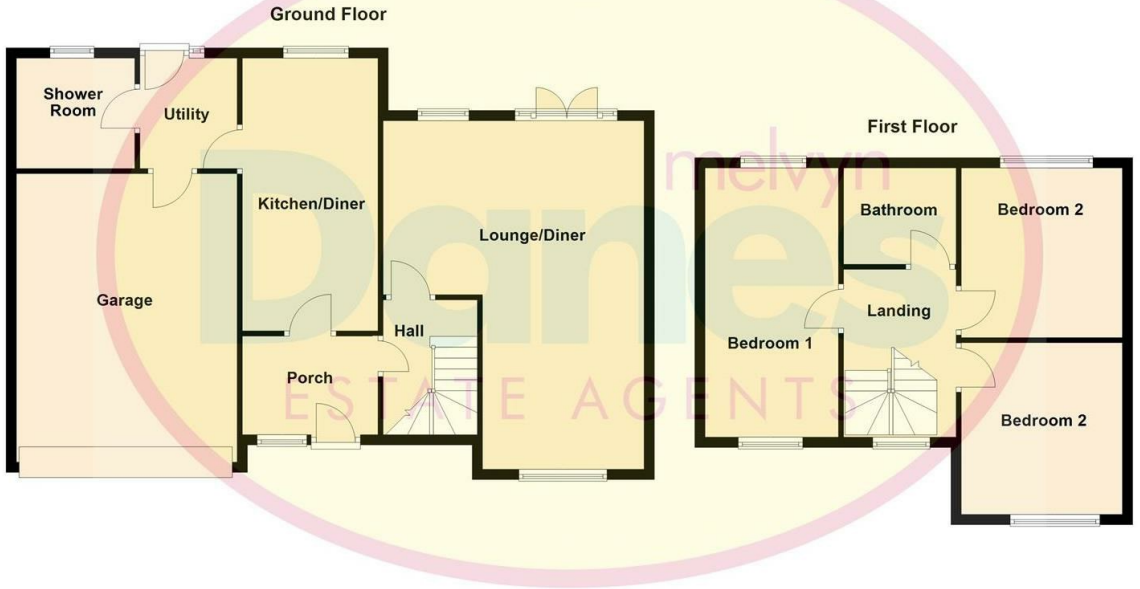
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 11/10/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

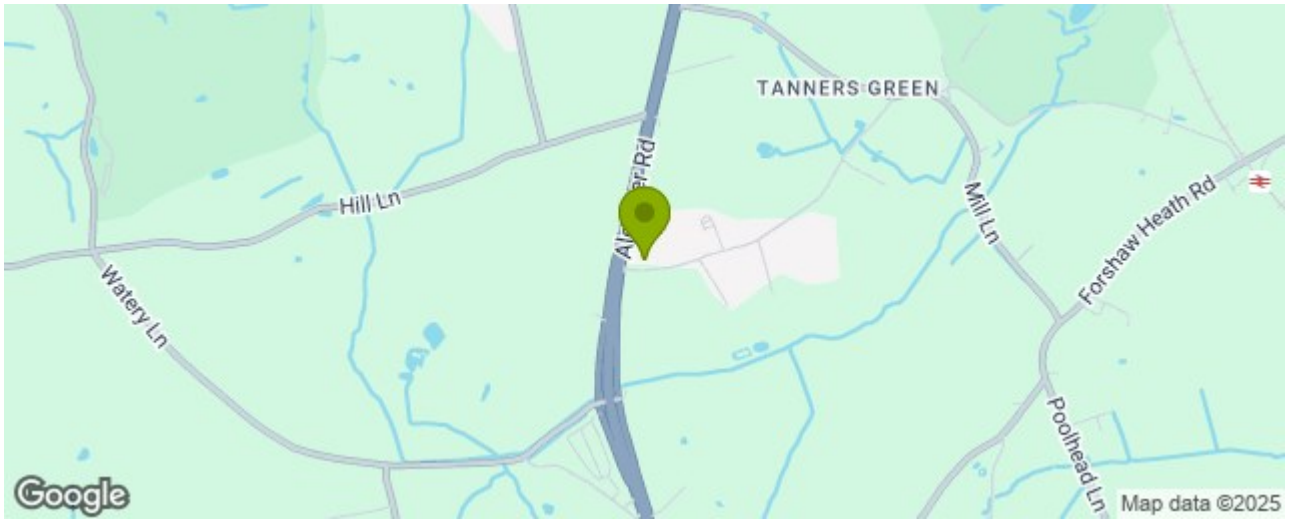
VIEWING: By appointment only with the office on the number below.

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 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.





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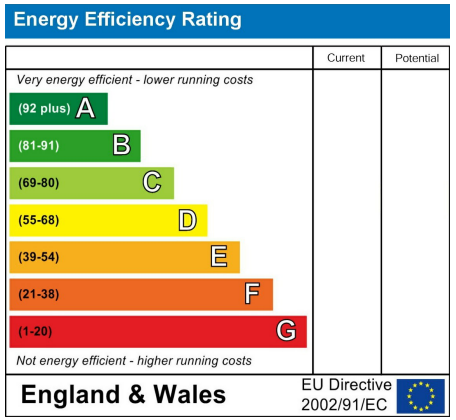
Council Tax Band: D



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.