melvyn Danes ESTATE AGENTS









Meadow Road, Wythall

Offers Around £400,000

- PORCH
- LOUNGE
- THREE DOUBLE BEDROOMS
- SIDE PASSAGE WITH UTILITY & WC
- FRONT, SIDE & REAR GARDENS
- HALLWAY
- KITCHEN
- BATHROOM
- GARAGE & LARGE DRIVEWAY
- NO UPWARD CHAIN

321 Alcester Road, Wythall, Birmingham, B47 5HJ
Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk

Situated in this popular road in Wythall, this semi detached bungalow offers spacious and most versatile accommodation close to a wealth of local amenities.

There is local primary schooling at Meadow Green Primary school and Woodrush Senior School. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at nearby Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

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 well back from the road via a lawned front and side garden, large block paved driveway and footpath to a UPVC front door opening into the

PORCH
Having wall light point, tiled floor and wooden door into the

HALLWAY
Having three wall light points, central heating radiator and doors to the lounge, kitchen, three bedrooms and bathroom

LOUNGE
16'3 x 12'4 (4.95m x 3.76m)



Having double glazed sliding patio doors to the rear, two wall light points, central heating radiator and fireplace with Westminster surround and gas fire

KITCHEN
11'4 x 11'4 (3.45m x 3.45m)



Having wall and base units with work surfaces over, inset sink and drainer, five ring gas hob with extractor over, double eye level oven, integrated fridge and freezer, ceramic wall tiles, two ceiling light points and window and door into the

SIDE PASSAGE
Having door to the front, window to the side and further door into the

UTILITY
Having space for washing machine and tumble dryer and doors to the rear garden and

WC
Having low level WC, wash hand basin, and window to the side

BEDROOM 1
12'10 x 10'5 (3.91m x 3.18m)



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

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



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

BEDROOM 3
11'5 x 8'4 (3.48m x 2.54m)

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

BATHROOM



Having panelled bath, walk in shower, low level WC pedestal wash hand basin, ceramic wall tiles, suspended ceiling with spot lights, central heating radiator, cupboard with boiler and UPVC double glazed windows to the side

GARAGE
16'9 x 8'2 (5.11m x 2.49m)

Having light and power, door to the garden and up and over door to the driveway

REAR GARDEN

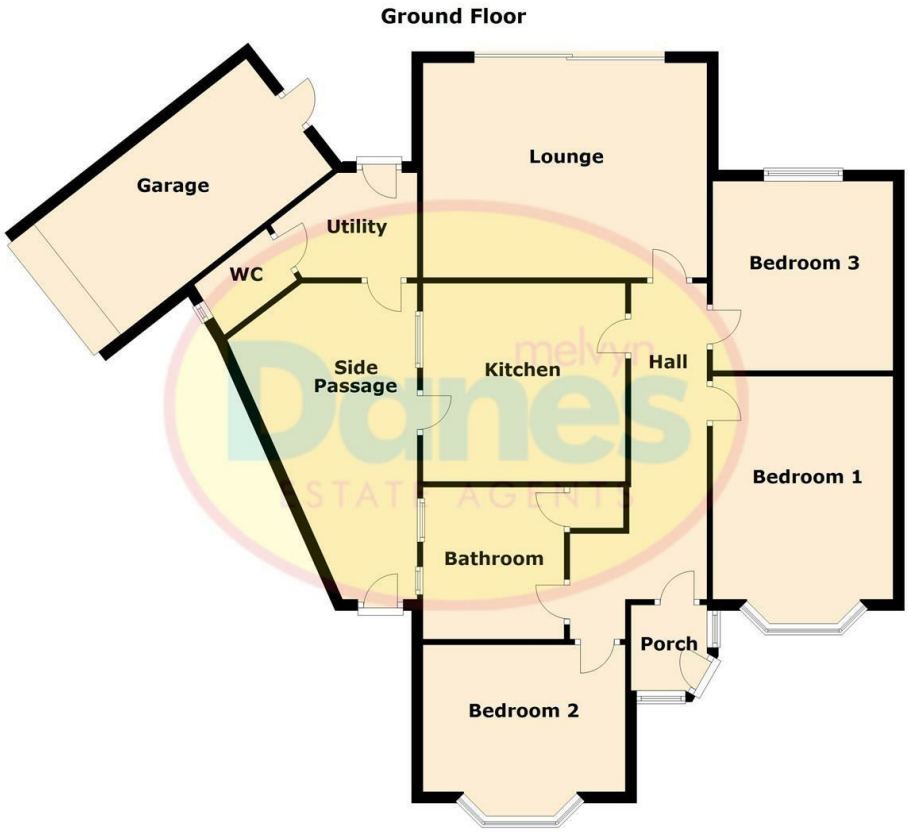


Having patio area leading to lawn with fencing to boundaries



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.



TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: D

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

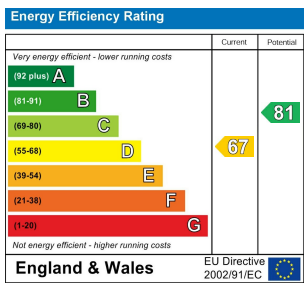
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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 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.



Full Postal Address:
88 Meadow Road Wythall
Birmingham B47 6EN

Council Tax Band:



321 Alcester Road, Wythall, Birmingham, B47 5HJ
Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk