



melvyn  
**Danes**  
ESTATE AGENTS

**Station Road  
Wythall  
Offers Around £600,000**

## Description

Situated in this most desirable location within the sought after village of Wythall, this traditional detached house enjoys a superb position overlooking Fulford Heath Golf Club to the rear.

The property is located close to primary schooling at Meadow Green primary on the road itself and senior schooling at Woodrush Academy which is sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Close to the Alcester Road which provides easy access to junction 3 of the M42 motorway forming the hub of the midlands motorway network.

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 surrounding suburbs.

Local shops, services and the renowned Beckett's Farm are within walking distance and further into Shirley and Maypole with their comprehensive retail, hostelrys and shopping facilities.

Set back from the road via an in and out driveway with lawned foregarden, double doors open into the porch with further door into the welcoming hallway with turned staircase to the first floor accommodation and doors to the guest cloaks WC, kitchen with utility off, dining room and dual aspect lounge with door to the study.

On the first floor landing with window to the rear and doors to the master bedroom with en suite, two further bedrooms and family bathroom with separate WC.

The rear garden has a patio, ornamental pond, mature flower, shrub and herbaceous borders, shped lawn and viwes over the golf course to the rear.



**Accommodation**

**PORCH**

**HALLWAY**

**GUEST CLOAKS WC**

**DUAL ASPECT LOUNGE**

25'0 into bay x 12'6 (7.62m into bay x 3.81m)

**STUDY**

18'1 x 7'4 (5.51m x 2.24m)

**DINING ROOM**

15'3 into bay max x 10'11 (4.65m into bay max x 3.33m)

**KITCHEN**

11'0 x 10'8 max (3.35m x 3.25m max )

**UTILITY**

**LANDING**

**MASTER BEDROOM**

17'0 into bay x 10'11 (5.18m into bay x 3.33m)

**EN SUITE**

**BEDROOM 2**

15'4 into bay max x 10'11 (4.67m into bay max x 3.33m)

**BEDROOM 3**

9'6 x 7'7 (2.90m x 2.31m)

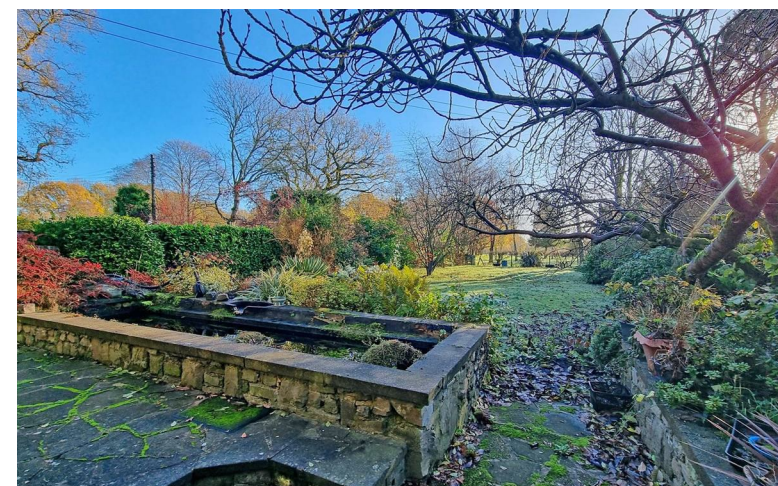
**FAMILY BATHROOM**

**SEPARATE WC**

**SIDE GARAGE**

15'3 x 8'0 (4.65m x 2.44m)

**SUPERB REAR GARDEN WITH VIEWS OVER FULFORD GOLF CL**



**TENURE:** We are advised that the property is freehold.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 187Mbps, 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 04/12/2025. 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 04/12/2025. 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 Surveyor 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.

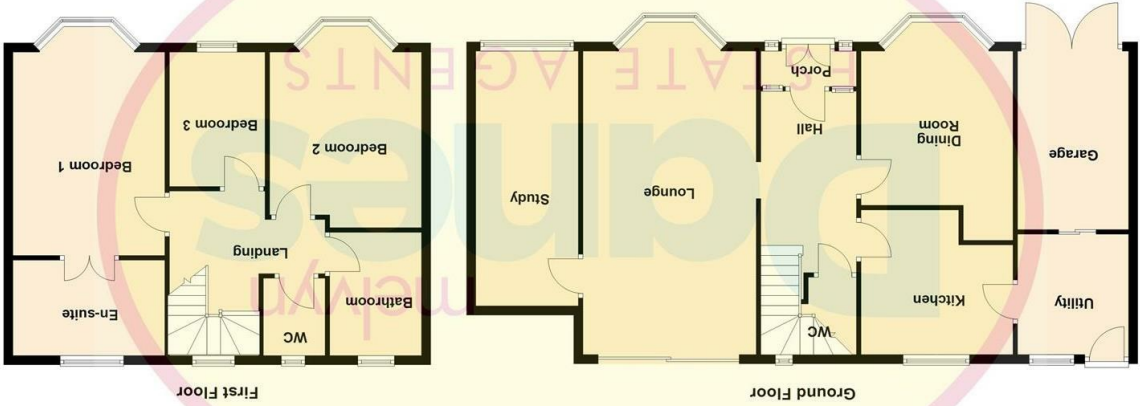
**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 131 Station Road Wythall Birmingham B47 6AG Council Tax Band: F

| Energy Efficiency Rating                    |                    |
|---|--------------------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |
|   | (81-91) <b>B</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 |                    |
| EU Directive 2002/91/EC                     |                    |

Current: **57**  
Potential: **75**



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.