

A photograph of a modern, single-story house with white walls and a dark grey or black roof. The house features large windows with dark frames and a dark front door. A wide gravel driveway leads from the foreground towards the house. The property is surrounded by greenery, including trees and bushes. In the top right corner, there is a yellow oval logo for 'melvyn Danes ESTATE AGENTS'.

**melvyn
Danes**
ESTATE AGENTS

Barkers Lane

Wythall

Offers Around £875,000

Description

A most private and secluded location for this superb detached bungalow offering versatile family accommodation conveniently located to take advantage of the local amenities, transport and schooling in and around Wythall and Hollywood.

West Winds offers spacious rooms with contemporary decor and benefits from a beautiful one bedroom annexe currently used as a successful Airbnb.

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). The property is alongside the Alcester Road which provides 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 City of Birmingham and Redditch.

Local shops can be found at Drakes Cross and Station Road along with becketts Farm shop and further into Maypole with Sainsbury's. Continuing on the Alcester Road one will find Kings Heath, Moseley and Shirley with there varying and eclectic shopping facilities and hostleries.

Barkers Lane leads just off Alcester Road A 435 to Fulford Hall Golf Club and onto Earlswood, the entrance to West Winds is located immediately as you turn into Barkers Lane on the right hand side. Electric gates open into the sweeping gravel driveway with ample parking.

A composite front door opens into the porch with door into the pleasant hallway from which the bedrooms and shower room lead off along with the superb bright and spacious open plan kitchen dining family room with modern kitchen and central island with a comprehensive range of integrated appliances, there are doors to the utility and large lounge and windows and doors to the decking area and rear garden.

The master bedroom has a substantial dressing area with built in wardrobes, there are double doors to the rear decking and door into the recently refurbished luxury bathroom. There are three further double bedrooms and a shower room.

The sizable detached garage has electric roller shutter doors and an office/gymnasium to the rear.

Offering an additional separate accommodation, the annexe has been beautifully refurbished with an open plan kitchen living and sleeping space and modern shower room currently being used as a successful Airbnb.

The private mature rear garden is mostly laid to lawn with vast decking area, there are shrubs and trees giving a pleasant green outlook.



Accommodation

PORCH

HALLWAY

SPACIOUS LOUNGE

22'11 x 14'5 (6.99m x 4.39m)

SUPERB OPEN PLAN KITCHEN

DINING ROOM

29'7 x 18'9 max (9.02m x 5.72m max)

UTILITY

**MASTER BEDROOM WITH LUXURY
EN SUITE**

29'2 x 11'10 (8.89m x 3.61m)

BEDROOM 2

14'9 x 12'4 (4.50m x 3.76m)

BEDROOM 3

13'7 into bay x 11'3 (4.14m into bay x
3.43m)

BEDROOM 4

13'5 into bay x 10'11 (4.09m into bay x
3.33m)

SHOWER ROOM

DETACHED DOUBLE GARAGE

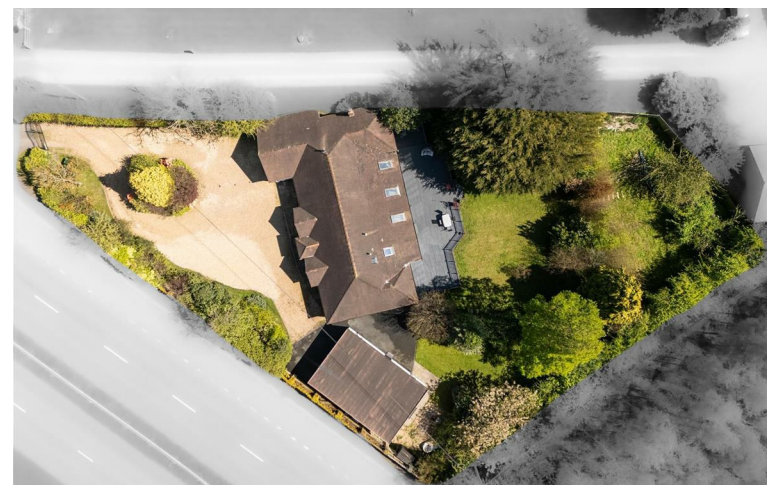
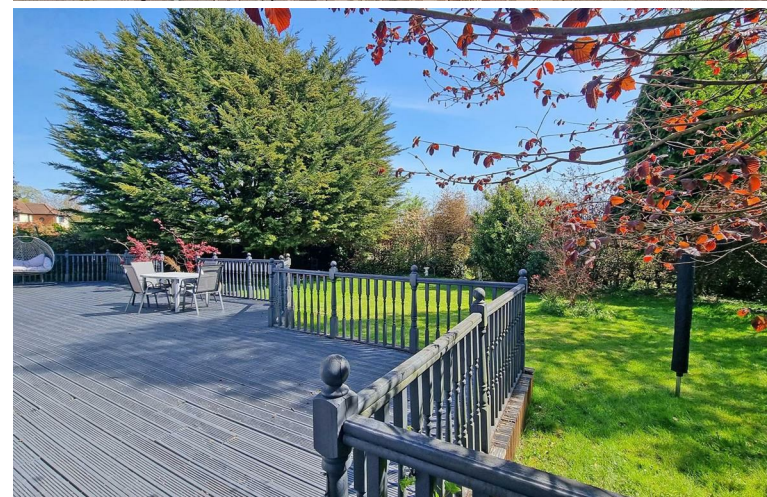
20'5 x 20'5 (6.22m x 6.22m)

OFFICE/GYMNASIUM

20'5 x 10'7 (6.22m x 3.23m)

BESPOKE ONE BEDROOM ANNEXE

19'0 x 19'0 max (5.79m x 5.79m max)



TENURE: We are advised that the property is freehold.

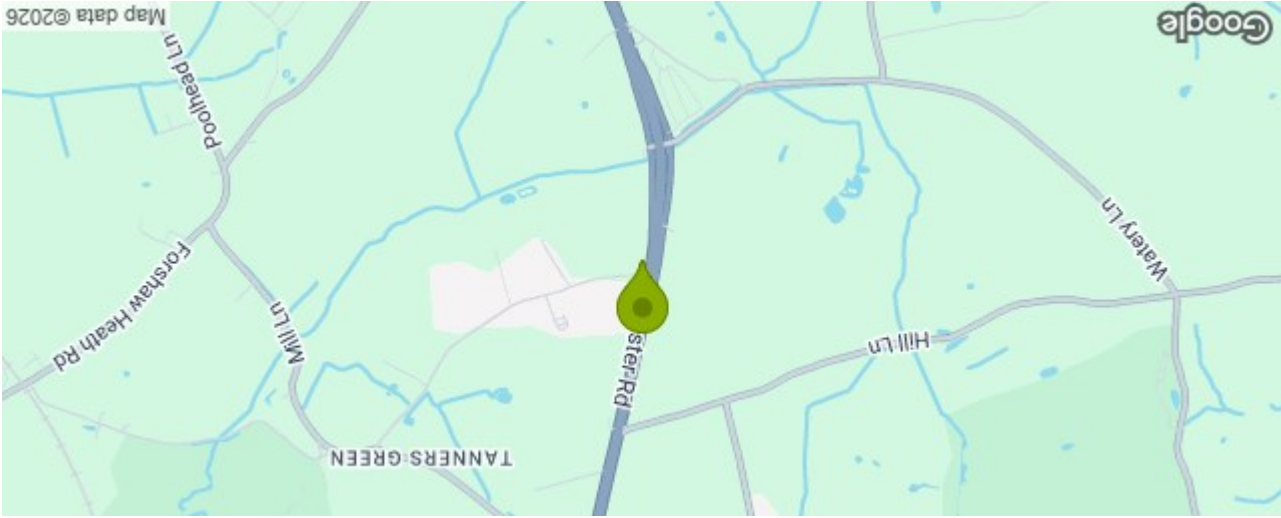
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 80 Mbps. Data taken from checker.ofcom.org.uk on 24/04/2026. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited mobile coverage (data taken from checker.ofcom.org.uk on 20/02/2025). 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.

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



West Winds Barkers Lane Wythall Birmingham B47 6BU
Council Tax Band: F

England & Wales																		
Very energy efficient - lower running costs	A (92 plus)	A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The scale is represented by seven colored bars of increasing length, each with a letter and a range of values in parentheses. The bars are: A (green, 92 plus), B (green, 81-91), C (light green, 69-80), D (yellow, 55-68), E (orange, 39-54), F (orange, 21-38), and G (red, 1-20). The bars are arranged in a descending staircase pattern from top-left to bottom-right. <table><thead><tr><th>Rating</th><th>Value Range</th></tr></thead><tbody><tr><td>A</td><td>92 plus</td></tr><tr><td>B</td><td>81-91</td></tr><tr><td>C</td><td>69-80</td></tr><tr><td>D</td><td>55-68</td></tr><tr><td>E</td><td>39-54</td></tr><tr><td>F</td><td>21-38</td></tr><tr><td>G</td><td>1-20</td></tr></tbody></table>	Rating	Value Range	A	92 plus	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
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Potential	Current																	
		73																
		80																
EU Directive 2002/91/EC																		

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.