



Church Close, Wythall

Offers In Excess Of £500,000

- PORCH & HALLWAY
- LOUNGE & DINING ROOM
- CONSERVATORY
- THREE FURTHER DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- STUDY & GROUND FLOOR SHOWER ROOM
- REFITTED KITCHEN DINER & UTILITY
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE & DRIVEWAY

Situated in this quiet cul de sac this well presented and appointed detached property offers versatile and generous family accommodation close to the local amenities of Wythall and Hollywood.

There is well regarded schooling at Meadow Green, Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within 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. 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.

An enviable location for this family home, set back from the road via a tarmacadam driveway with lawned foregarden, a paved footpath leads to UPVC double glazed double doors opening into the

PORCH

Having tiled floor, wall light point and part glazed door into the

ENTRANCE HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator, Karndean flooring and doors into the lounge, study, ground floor shower room and kitchen diner

GROUND FLOOR SHOWER ROOM

Having corner shower enclosure, low level WC, pedestal wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights and heated towel rail

STUDY/ BEDROOM 5

11'7 x 7'9 (3.53m x 2.36m)

Currently used as a bedroom with UPVC double glazed window to the front, ceiling light point and central heating radiator

LOUNGE

15'6 x 11'0 (4.72m x 3.35m)



Having UPVC double glazed bay window to the front, ceiling light point, two central heating radiators, fireplace with inset living flame gas fire and double doors into the

DINING ROOM

11'9 x 11'0 (3.58m x 3.35m)



Having ceiling light point, central heating radiator, Karndean flooring, open access to the kitchen diner and double glazed sliding patio doors into the

CONSERVATORY

10'11 x 10'8 (3.33m x 3.25m)



Having UPVC double glazed windows and double doors to the rear garden, tiled flooring and ceiling light with fan

REFITTED KITCHEN DINER

14'3 x 10'0 (4.34m x 3.05m)



Having a modern range of wall, drawer and base units with work surfaces over and breakfast bar, inset sink and drainer, integrated appliances to include five ring gas hob with extractor over, double oven, microwave and dishwasher, Karndean flooring, ceramic wall tiles, ceiling light point and doorway into the



UTILITY

Having wall and base units with work surfaces over, inset circular sink, integrated fridge and freezer, space for washing machine, Karndean flooring, ceiling light point and UPVC double glazed door to the side

LANDING

Having doors to four double bedrooms, family bathroom and airing and storage cupboards

MASTER BEDROOM

12'10 x 11'2 (3.91m x 3.40m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobes and door into the

EN SUITE



Having shower enclosure, low level WC, pedestal wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

BEDROOM 2

12'4 x 11'2 (3.76m x 3.40m)



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

BEDROOM 3

14'6 x 7'11 (4.42m x 2.41m)

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

BEDROOM 4

12'11 x 8'11 max (3.94m x 2.72m max)

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

FAMILY BATHROOM



Having bath with shower over, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the front

REAR GARDEN

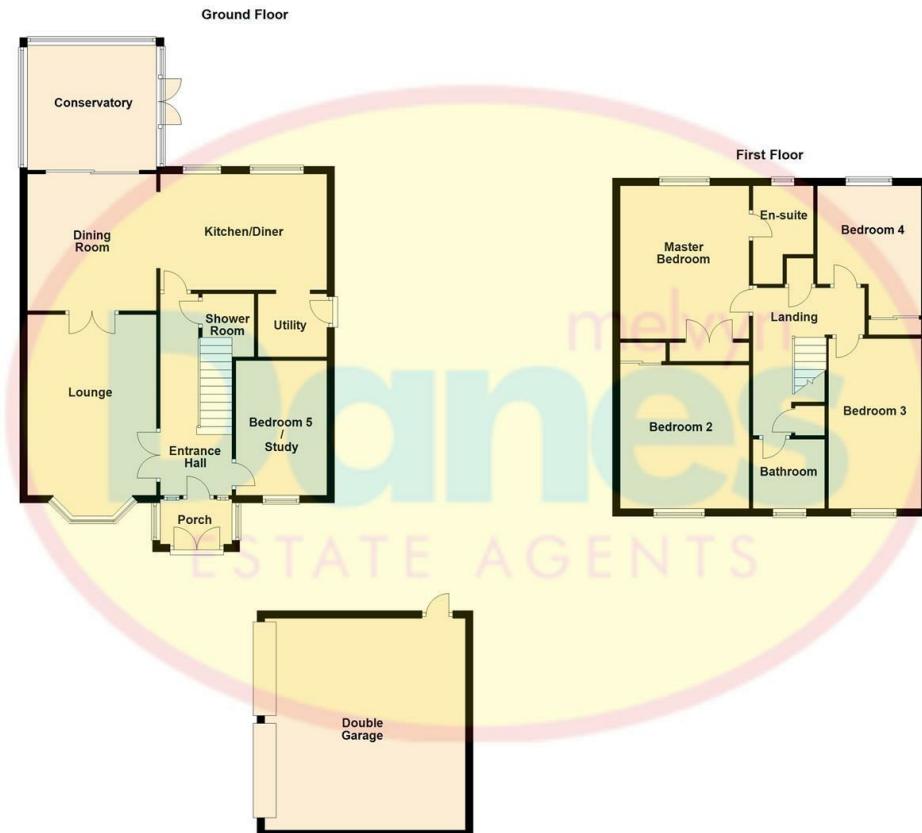
Having paved patio area leading to shaped lawn, flower and shrub borders, fencing and hedges to boundaries and gated side access

DETACHED DOUBLE GARAGE

18'0 x 17'11 (5.49m x 5.46m)

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: F

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
4 Church Close Wythall B47 6JQ

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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