



# Station Road, Wythall

## Offers Around £350,000

- HALLWAY
- KITCHEN DINER
- BATHROOM
- REAR GARDEN WITH DOUBLE GARAGE TO REAR
- LOUNGE
- THREE BEDROOMS
- LARGE TANDUM SIDE GARAGE
- NO UPWARD CHAIN



An ideal location for this semi detached house with potential for extension subject to planning ideally situated for the local amenities, transport and schooling in the villages of Wythall and Hollywood.

Close to primary schooling at Meadow Green in Station Road, Coppice infant and junior and senior schooling at Woodrush which are sited in Shawhurst Lane in Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy road access to the Alcester Road in Hollywood which in turn 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.

Set back from the road behind a block paved front driveway, a UPVC double glazed front door opens into the

### HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, night storage heater and doors opening into two reception rooms and garage

### LOUNGE

**14'2 into bay x 12'0 (4.32m into bay x 3.66m)**



Having UPVC double glazed bay window to the front, ceiling light point, night storage heater and log burner

### KITCHEN DINER

**18'1 x 12'7 max (5.51m x 3.84m max)**



Having base units with work surfaces over, inset sink and drainer, space for cooker and washing machine, three ceiling light points, night storage heater, space for dining and UPVC double glazed windows and door to the rear garden



### LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and bathroom



**BEDROOM 1**  
**12'1 x 11'1 (3.68m x 3.38m)**



Having UPVC double glazed window to the rear and ceiling light point

**BEDROOM 2**  
**12'5 x 11'4 max (3.78m x 3.45m max)**

Having UPVC double glazed window to the front, ceiling light point and built in wardrobes

**BEDROOM 3**  
**7'11 x 7'5 (2.41m x 2.26m)**

Having UPVC double glazed window to the front and ceiling light point

**BATHROOM**



Having bath with shower over, pedestal wash hand basin, WC, ceiling light point, panelled heater and UPVC double glazed window to the rear

**LARGE TANDEM SIDE GARAGE**  
**23'0 x 9'0 (7.01m x 2.74m)**

Having light and power and up and over doors to the front and rear giving vehicular access to the rear double garage

**REAR GARDEN**



Having patio area leading to lawn with hedges to boundaries and vehicular access to rear double garage

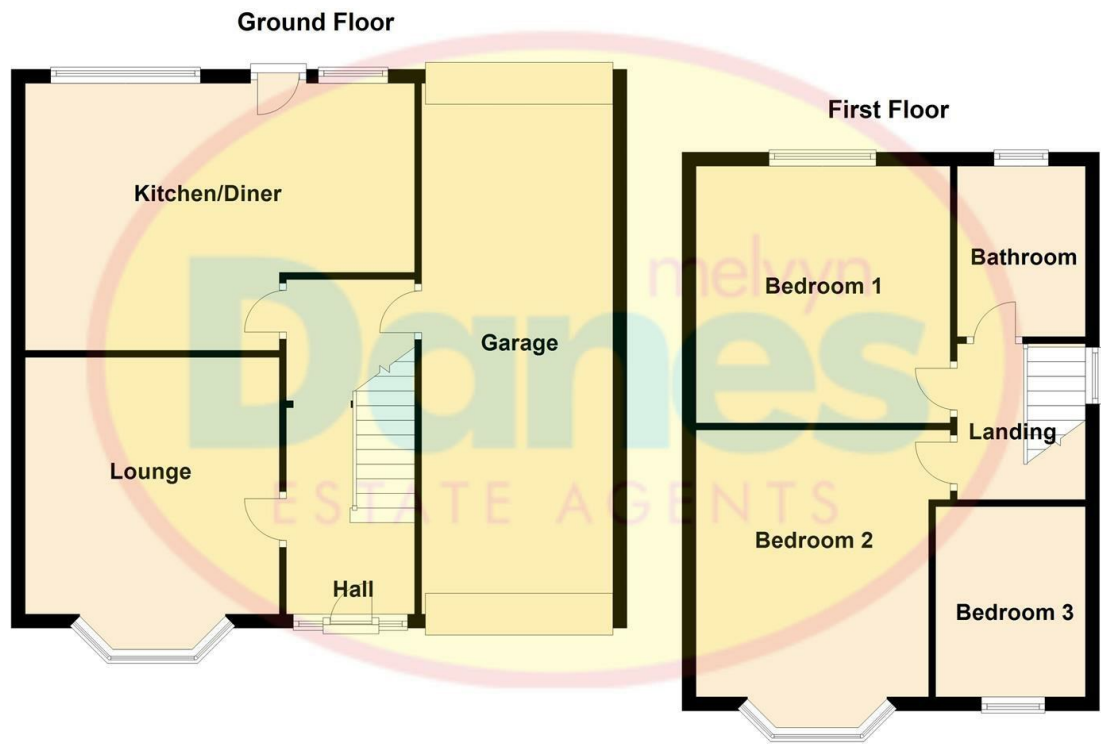
**REAR DOUBLE GARAGE**

Having double doors to the front



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.

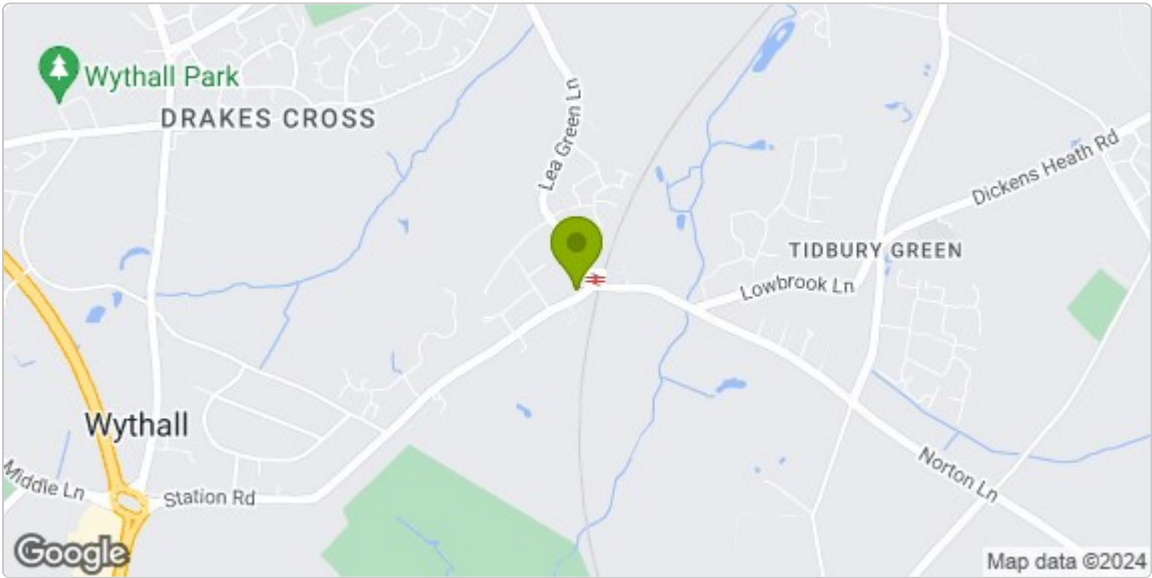


TENURE: We are advised that the property is Freehold

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:  
258 Station Road Wythall  
Birmingham B47 6EY

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		