



Middle Lane, Wythall

Offers Around £550,000

- HALLWAY
- LOUNGE & DINING ROOM
- SUPERB EXTENDED & REFITTED BREAKFAST KITCHEN & FAMILY SPACE
- UTILITY & STUDY
- GROUND FLOOR SHOWER ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER DOUBLE BEDROOMS
- REFITTED SHOWER ROOMS & BATHROOM
- FRONT DRIVEWAY & REAR GARDEN
- INDEPENDENT ANNEX WITH INCOME POTENTIAL

Situated in this popular location this superbly presented semi detached house offers generous and versatile family accommodation with independent access close to the local amenities of Wythall and Hollywood completely refurbished and reconfigured by the current owners to the highest of standards.

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.

A most versatile property with purpose built annex, extended and refurbished throughout by the current owners to the highest of standards with underfloor heating and heat pump air conditioning, set back from the road via a full width block paved driveway, a composite door opens into the

HALLWAY

Having stairs rising to the first floor accommodation, recessed ceiling spot lights and doors to the dining room and

LOUNGE

17'5 x 12'11 max (5.31m x 3.94m max)



Having UPVC double glazed windows to the front and side, ceiling light point, two central heating radiators, feature fireplace with inset dual fuel log burner and glazed doors into the

BESPOKE KITCHEN DINING FAMILY ROOM 22'6 x 20'11 max (6.86m x 6.38m max)



Having UPVC double glazed windows and double doors to the rear garden, ceiling light point, two wall light points, ceramic floor tiles with underfloor heating, a modern range of wall, drawer and base units with granite work surfaces over and matching upstands incorporating inset sink and drainer, integrated five ring gas hob with extractor over, oven, microwave, dishwasher and wine cooler, space for American style fridge freezer, matching breakfast bar with feature lighting, study area, air conditioning and doors into the utility and



DINING ROOM

11'11 x 10'0 (3.63m x 3.05m)



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

UTILITY

Having space for washing machine with work surface over and cupboard above, boiler cupboard, ceiling light point, ceramic tiled floor with underfloor heating and door into the

GROUND FLOOR SHOWER ROOM



Having walk in shower, low level WC, wash hand basin, ceramic wall and floor tiled with underfloor heating, recessed ceiling spot lights and heated towel rail

FIRST FLOOR LANDING

Having stairs rising to the second floor accommodation and doors to Guest Bedroom, Bedroom 3 and Family Bathroom

GUEST BEDROOM

17'5 x 10'7 max (5.31m x 3.23m max)



Having UPVC double glazed windows to the front and rear, two ceiling light points, central heating radiator, built in sharps bedroom furniture, air conditioning and door into the

EN SUITE



Having large shower enclosure, low level WC, wash hand basin, ceramic wall and floor tiles and recessed ceiling spot lights

BEDROOM 3

13'6 max x 11'11 (4.11m max x 3.63m)



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

FAMILY BATHROOM



Having paneled bath with shower over and glazed side screen, wash hand basin in vanity unit with granite surface and low level WC with concealed cistern, ceramic wall and floor tiles, ceiling light point, central heating radiator and UPVC double glazed window to the rear

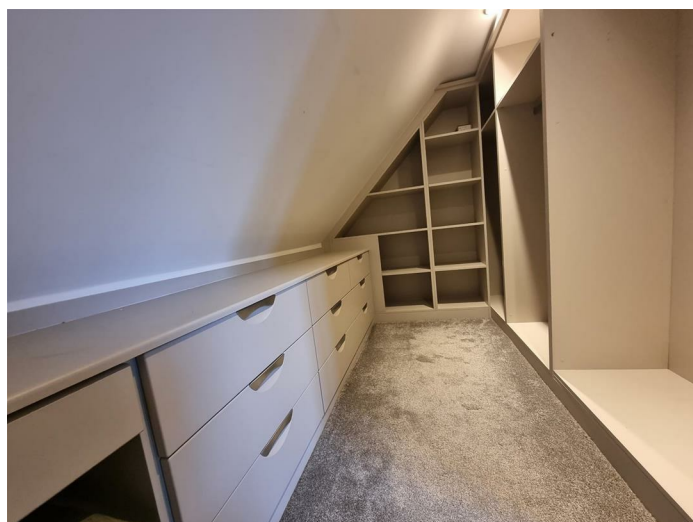
SECOND FLOOR LANDING

Having door to the Master Bedroom

MASTER BEDROOM SUITE



Having UPVC double glazed windows to the rear, Velux window, recessed ceiling spot lights, central heating radiator, air conditioning and doors into the Star Plan fitted walk in wardrobe and

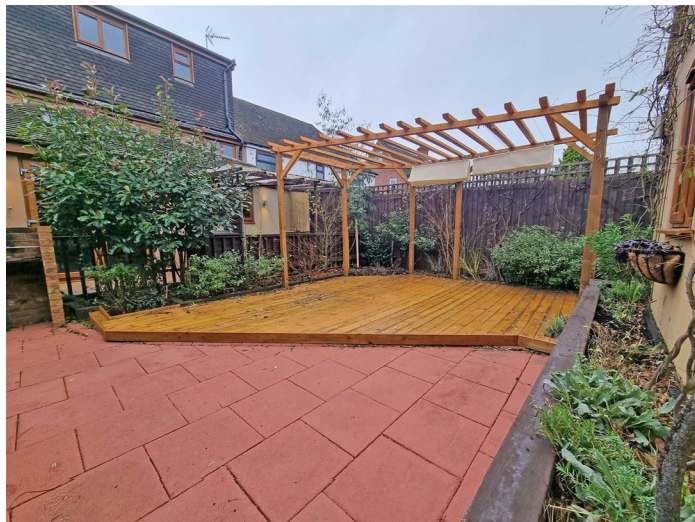


EN SUITE

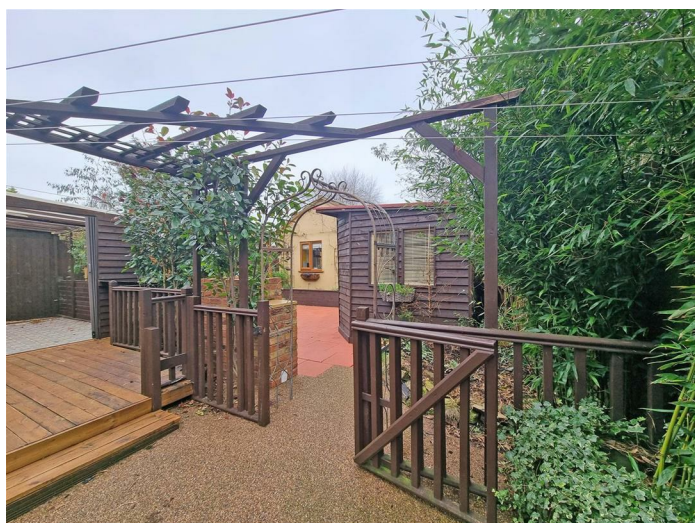
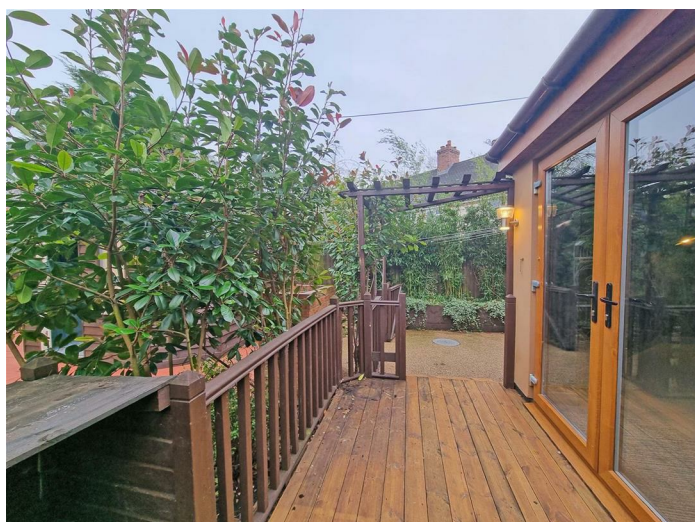


Having walk in shower enclosure, low level WC, wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

REAR GARDEN



Having decked patio with balustrade and covered seating area, resin patio area with Gazebo, flower and shrub borders, timber shed and workshop, fencing to boundaries and access to side car port with double doors to the front driveway



CAR PORT

INDEPENDENT ANNEX



Having potential for Airbnb income, office/work space, teenage or Granny annexe with it's own side access from the driveway

OPEN PLAN KITCHEN & LIVING AREA 17'6 x 14'7 max (5.33m x 4.45m max)



Having a fitted kitchen area comprising of wall and base units with work surfaces over and inset sink and drainer, induction hob with extractor over, eye level oven and microwave, space for fridge freezer, slimline dishwasher and washing machine, recessed ceiling spot lights, central heating radiators, UPVC double glazed windows and door into the

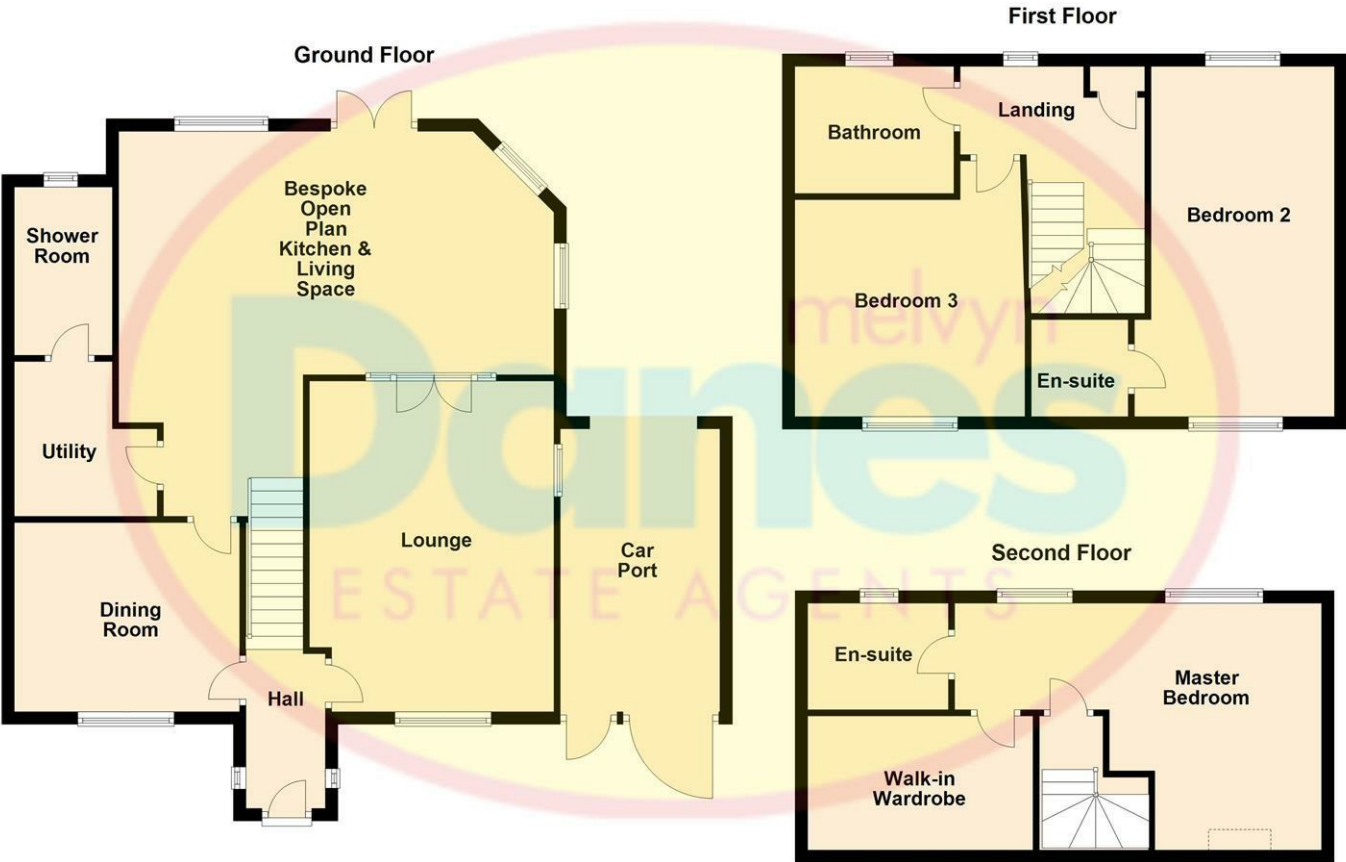
BEDROOM 13'1 x 10'4 (3.99m x 3.15m)



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, loft access to boarded loft and doors to the walk in wardrobe and

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

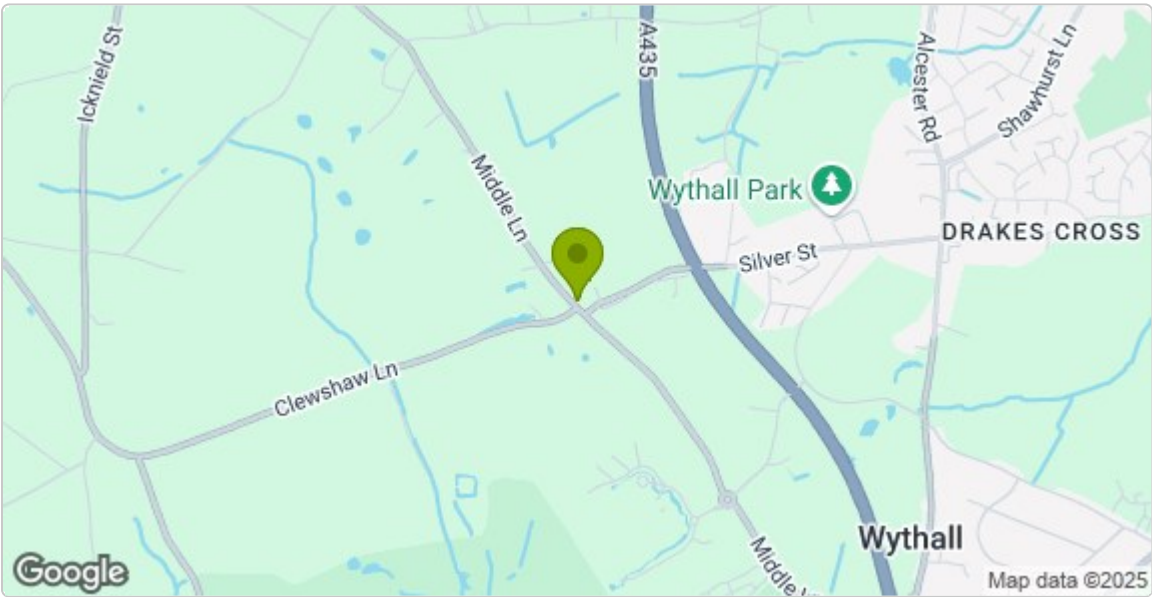
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 18/12/2024. 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 18/12/2024). 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 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 the sale.



4 Middle Lane Wythall
B38 0DY

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	