



423 ALCESTER ROAD, WYTHALL, B47 6JL

OFFERS AROUND £475,000

- GATED FRONT DRIVEWAY
- GUEST CLOAKS WC
- MODERN REFITTED KITCHEN DINER & UTILITY
- MASTER BEDROOM WITH EN SUITE
- ENCLOSED LANDSCAPED REAR GARDEN
- HALL
- LOUNGE
- SUPERB EXTENDED GARDEN ROOM
- THREE FURTHER BEDROOMS & BATHROOM
- INTERNAL INSPECTION ESSENTIAL

An ideal location for this modern detached family home, conveniently located for the facilities of Wythall and Hollywood.

Local convenience stores and other retailers can be found close by on Alcester Road, Hollywood Lane and Drakes Cross Parade on the Alcester Road, Becketts farm is within walking distance and further on to Maypole where one will find Sainsbury's and other retail outlets.

Nearby is Wythall Park offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training, archery and much more. The property is located close to primary schooling at Meadow Green, Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

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, Shirley and Redditch. Junction 3 of the M42 is just minutes away linking the hub of the Midlands motorway network. Local buses pass by with services to Birmingham city centre, Redditch and the surrounding suburbs.

Set back from the road via a gated block edged tarmacadam driveway, a UPVC front door opens into the

HALLWAY

Having a turned staircase rising to the first floor accommodation, two ceiling light points, central heating radiator and doors to the kitchen diner, lounge and

GUEST CLOAKS WC

Having UPVC double glazed window to the front, low level WC, wash hand basin in vanity unit, ceiling light point and central heating radiator

LOUNGE

15'3" x 10'11" (4.67m x 3.35m)



Having UPVC double glazed windows to the front and side, recessed ceiling spot lights, two central heating radiators, modern fireplace with inset living flame gas fire and double doors into the

REFITTED KITCHEN DINER 18'0" x 16'2" (5.49m x 4.95m)



Being refitted with a modern range of wall, drawer and base units with granite work surfaces over with matching up stands and incorporating an inset sink with mixer tap, a comprehensive range of mostly Neff appliances to include five ring gas hob with extractor over, double eye level oven, microwave, dishwasher, space for American style fridge freezer, recessed ceiling spot lights, ceiling light point to dining space, two central heating radiators, ceramic tiled floor, UPVC double glazed window to the rear, door to the utility and open access into the



SUPERB EXTENDED GARDEN ROOM **18'8" x 7'8" (5.69m x 2.36m)**



Having vaulted ceiling with recessed ceiling spot lights and five Velux windows, feature radiator, ceramic tiled flooring, UPVC double glazed windows to the side, further full height feature rear window and bi fold doors to the garden patio area

UTILITY

Being refitted with complimentary units with granite work surfaces over with matching up stands, inset sink, space for washing machine and tumble dryer, recessed ceiling spot lights, central heating radiator, ceramic tiled flooring, courtesy door to the garage and UPVC double glazed window and door to the rear garden

LANDING

Having ceiling light point, loft access and doors to master bedroom, three further bedrooms and modern family bathroom

MASTER BEDROOM **12'0" x 11'5" (3.66m x 3.48m)**



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

EN SUITE

Having 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 side

BEDROOM 2 **11'6" x 8'3" (3.51m x 2.54m)**

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

BEDROOM 3 **14'2" x 8'5" (4.32m x 2.57m)**

Having UPVC double glazed windows to the front and rear, ceiling light point and two central heating radiators

BEDROOM 4 **8'2" x 7'10" (2.49m x 2.39m)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in over bulk head cupboard

MODERN FAMILY BATHROOM

Having paneled bath with shower over, low level WC, wash hand basin in vanity cupboard, ceramic wall and floor tiles, ceiling light point, heated towel rail, airing cupboard and UPVC double glazed window to the rear

SIDE GARAGE **18'8" x 8'7" (5.69m x 2.64m)**

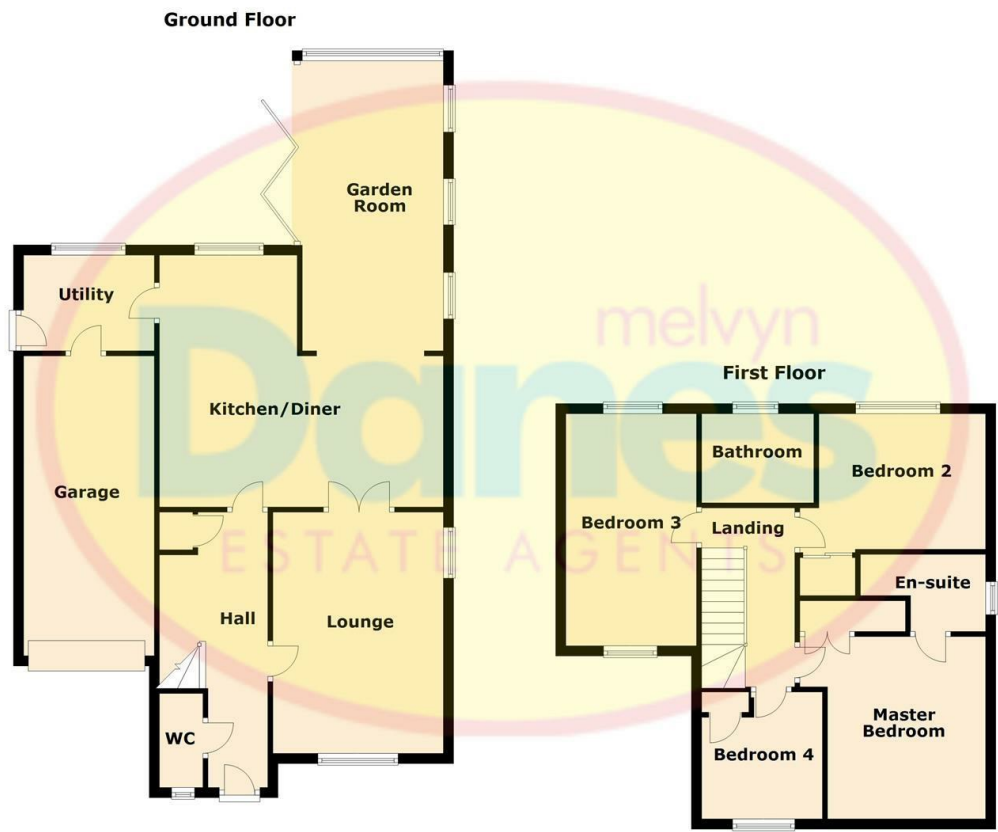
Having light and power and up and over door to the front driveway

LANDSCAPED REAR GARDEN

Having paved patio area leading to shaped lawn with feature raised flower beds, further patio area to the rear, gravel beds, fencing and wall to boundaries and gated side access

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.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | 66 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | G |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |