melvyn Danes
ESTATE AGENTS

**Burnham Road**

**Wythall**

**Offers Around £425,000**

## Description

Recently constructed by Miller Homes to the Auden design, this four bedroom modern semi detached town house is ideally situated to take advantage of the local amenities, transport and schooling in the villages of Wythall and Hollywood.

Close to primary schooling at Meadow Green off Station Road, Coppice infant and junior and senior schooling at Woodrush which are both 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.

Having a composite front door opening into the hallway with stairs to the first floor accommodation, doors to the guest cloaks WC, kitchen diner and lounge to the rear, on the first floor there are three bedrooms and a family bathroom, to the second floor is the master bedroom with en suite and walk in wardrobe.

The rear garden has a decked patio and gravel area with fencing to boundaries and gated access to the side driveway.

## Accommodation

**ENTRANCE HALLWAY**

**GUEST CLOAKS WC**

**MODERN KITCHEN DINER**
17'2 x 8'5 (5.23m x 2.57m)

**SPACIOUS LOUNGE**
15'6 x 12'3 (4.72m x 3.73m)

**MASTER BEDROOM WITH DRESSING ROOM & EN SUITE**
14'11 max x 11'9 (4.55m max x 3.58m)

**BEDROOM 2**
15'6 max x 12'5 max (4.72m max x 3.78m max)

**BEDROOM 3**
10'4 x 8'3 (3.15m x 2.51m)

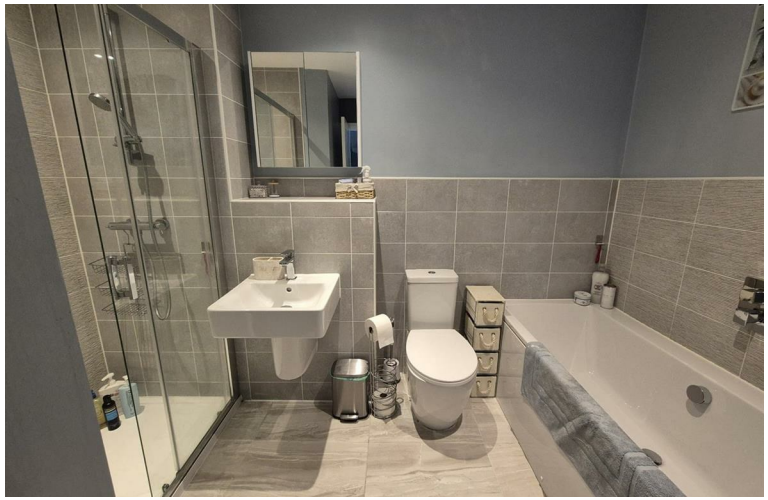
**BEDROOM 4**
7'1 x 7'0 (2.16m x 2.13m)

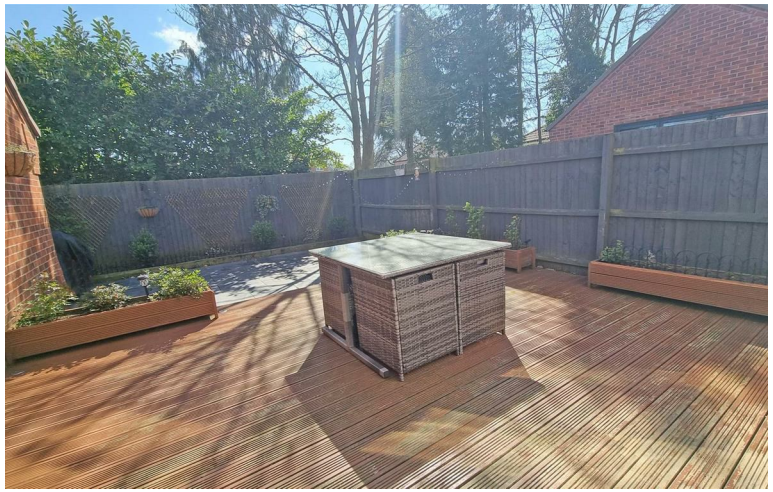
**MODERN BATHROOM**

**GARAGE**

**SIDE DRIVEWAY**

**PRIVATE REAR GARDEN**





**TENURE:** We are advised that the property is freehold. There is a service charge £183 per annum of for the upkeep and maintenance of the surrounding area.

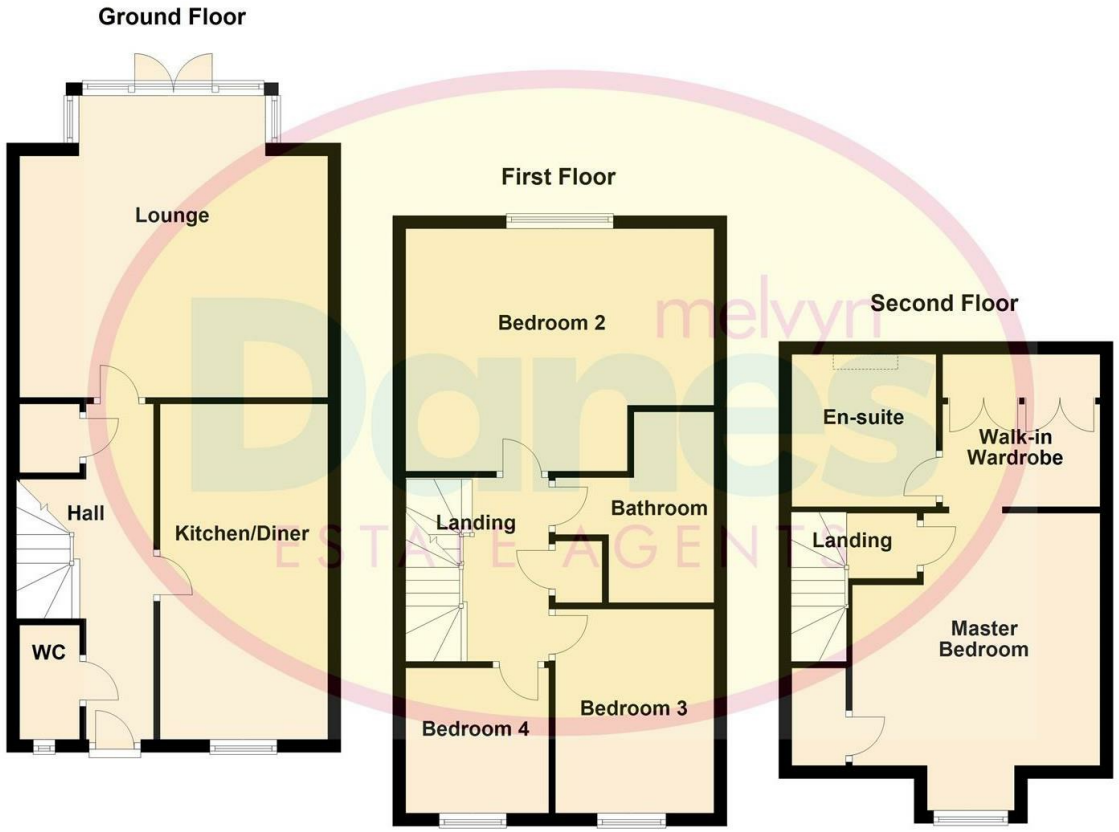
**BROADBAND:** We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 03/04/2025. Actual service availability at the property or speeds received may be different.

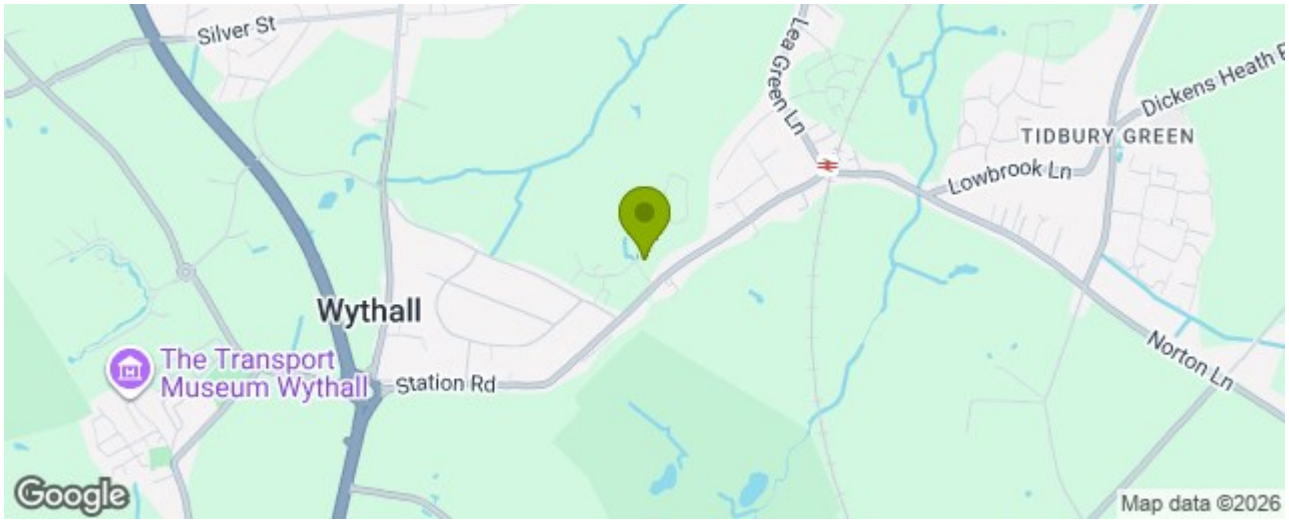
**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 03/04/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

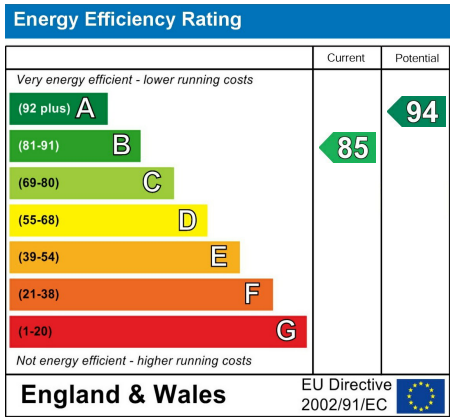
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations 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 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.




## 103 Burnham Road Wythall Wythall B47 6AS
## Council Tax Band: D




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.

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk melvyndanes.co.uk