

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story semi-detached house with a white facade and a red-tiled roof. The house features a dark green front door with a small porch, a bay window on the ground floor, and another bay window on the upper floor. A dark grey garage door is visible to the left of the front door. The house is set on a paved driveway with a brick-paved path leading to the front door. A black metal fence runs along the left side of the driveway. The sky is blue with scattered white clouds.

Silver Street

Wythall

Offers In Excess Of £500,000

## Description

Situated in this most popular and sought after location, this superbly presented and extended traditional link detached house with open views to the rear and parkland to the fore, is ideally situated to take advantage of the local amenities, transport and schooling in Wythall.

Directly opposite is Wythall Park offering a wide range of social, sporting and community activities on its 37 acres including cricket, football, rugby, dog training and archery and much more. The property is located close to primary schooling at Meadow Green on Station Road, Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane in nearby Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access to the Alcester Road which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway networks.

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.

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

An ideal location therefore for this superbly appointed link detached property which is set back from the road behind a block edged tarmac driveway. A UPVC double glazed door opens to the porch with wooden door into the charming hallway with staircase to the first floor accommodation and further oak doors to the lounge, opening into the dining room and play room, and superb open plan extended kitchen diner with door to the utility with WC and front store off and bifold doors to the landscaped rear garden.

On the first floor landing there are oak doors to three bedrooms and a modern bathroom.

The landscaped rear garden has a deep block set paved patio with gated access to lawn with flower, shrub and herbaceous borders, rear play area, open views, timber shed and fencing to boundaries.



**Accommodation**

**PORCH**

**CHARMING HALLWAY**

**LOUNGE**

17'4 x 10'5 (5.28m x 3.18m)

**DINING ROOM**

11'8 x 10'11 (3.56m x 3.33m)

**PLAY ROOM**

10'5 x 7'1 (3.18m x 2.16m)

**SUPERB EXTENDED & REFITTED**

**KITCHEN DINER**

19'1 x 14'11 (5.82m x 4.55m)

**UTILITY**

**GROUND FLOOR SHOWER ROOM**

**LANDING**

**BEDROOM 1**

12'7 x 10'9 (3.84m x 3.28m)

**BEDROOM 2**

12'11 x 10'5 (3.94m x 3.18m)

**BEDROOM 3**

12'9 x 6'11 (3.89m x 2.11m)

**MODERN BATHROOM**

**LANDSCAPED REAR GARDEN**

**FRONT DRIVEWAY**



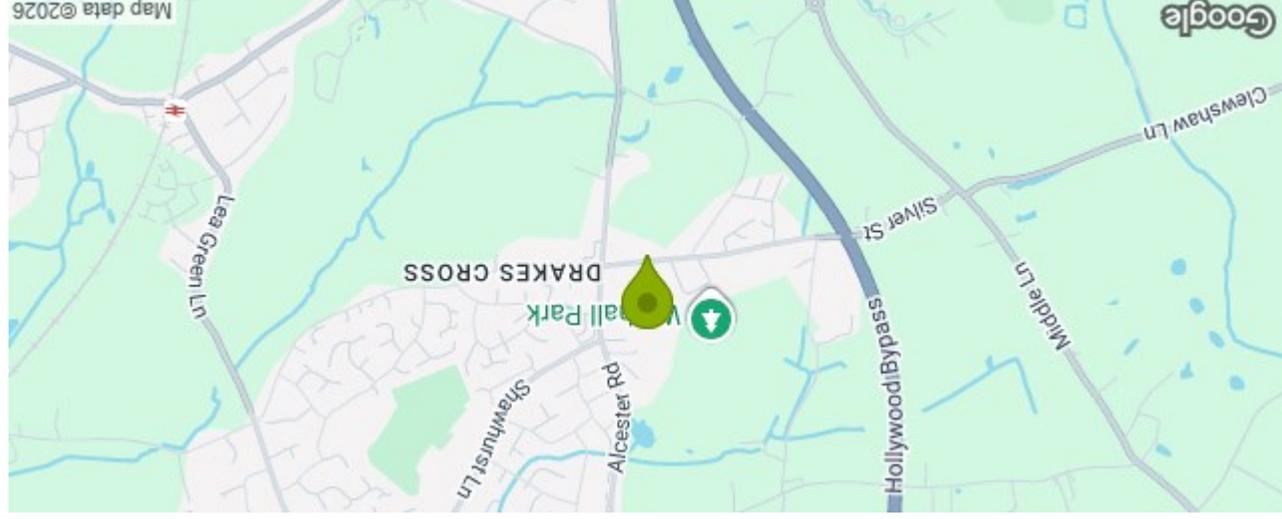
TENURE: We are advised that the property is Freehold

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 24/02/2026 we understand that the standard broadband download speed at the property is around 15 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 9 Silver Street Wythall Birmingham B47 6LY Council Tax Band: E

Energy Efficiency Rating	
Potential	84
Current	62

England & Wales	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

EU Directive 2002/91/EC

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.

