melvyn Danes ESTATE AGENTS

Burnham Road

Wythall

Offers Around £270,000

Description

An ideal location on the edge of this now well established development, for this very well presented modern end of terraced house close to the local amenities of Wythall and Hollywood.

The property is located close to primary schooling at Meadow Green Infant and Junior School in Wythall and senior schooling at Woodrush Academy in Shawhurst Lane, Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access along the Alcester Road to Birmingham City Centre and its surrounding suburbs and back towards Redditch. Both of which offer a wide selection of shops and hostelries. Junction 3 of the M42 is close by which forms the hub of the midlands motorway network.

Drakes Cross Parade offers a selection of local shops and services and is found directly on the Alcester Road just a short distance away. Local doctors are available both in Wythall and Hollywood and Wythall Park offers extensive social, leisure and sporting events within it's 37 acres.

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 paved and gravel front garden leads to a composite door opening directly into the lounge with stairs to the first floor accommodation with a door into the modern kitchen diner and ground floor WC.

On the first floor there are two double bedrooms and modern bathroom.

The rear garden has a paved patio with lawn, fencing to boundaries and gatde side access.

Accommodation

LOUNGE
15'2 x 11'11 (4.62m x 3.63m)

MODERN KITCHEN DINER
15'2 x 14'3 (4.62m x 4.34m)

GROUND FLOOR WC

BEDROOM 1
15'2 x 9'8 (4.62m x 2.95m)

BEDROOM 2
15'2 x 10 (4.62m x 3.05m)

MODERN BATHROOM

REAR GARDEN

SIDE DRIVEWAY

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.

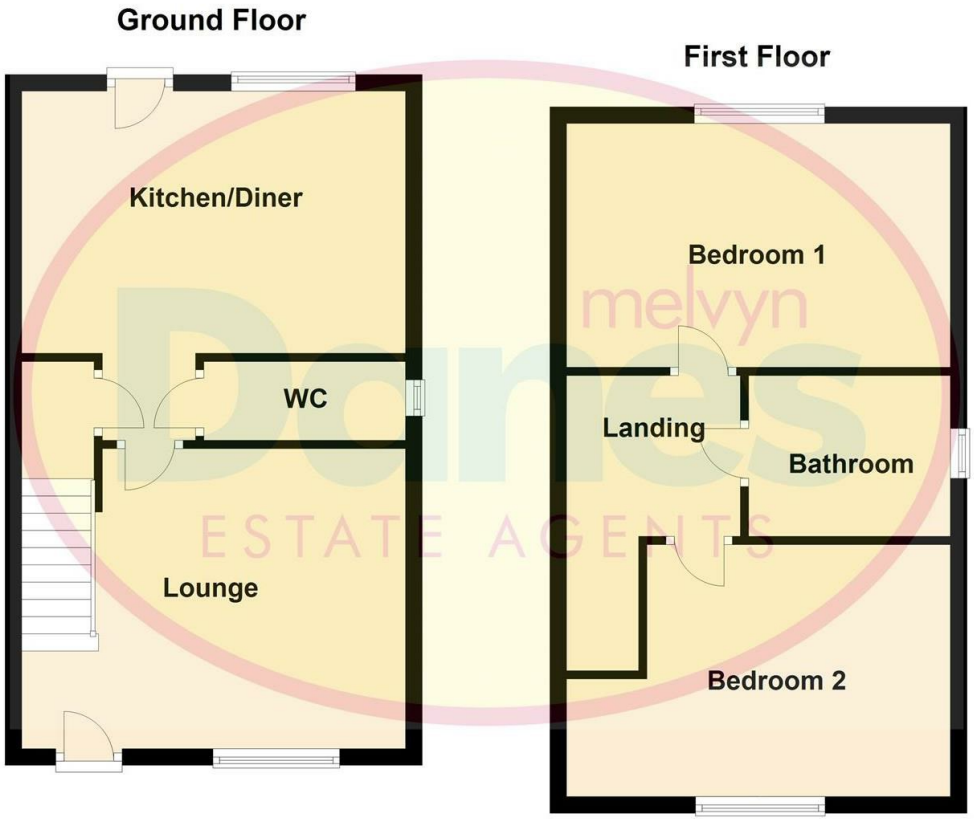
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 11/06/2025. Actual service availability at the property or speeds received may be different.

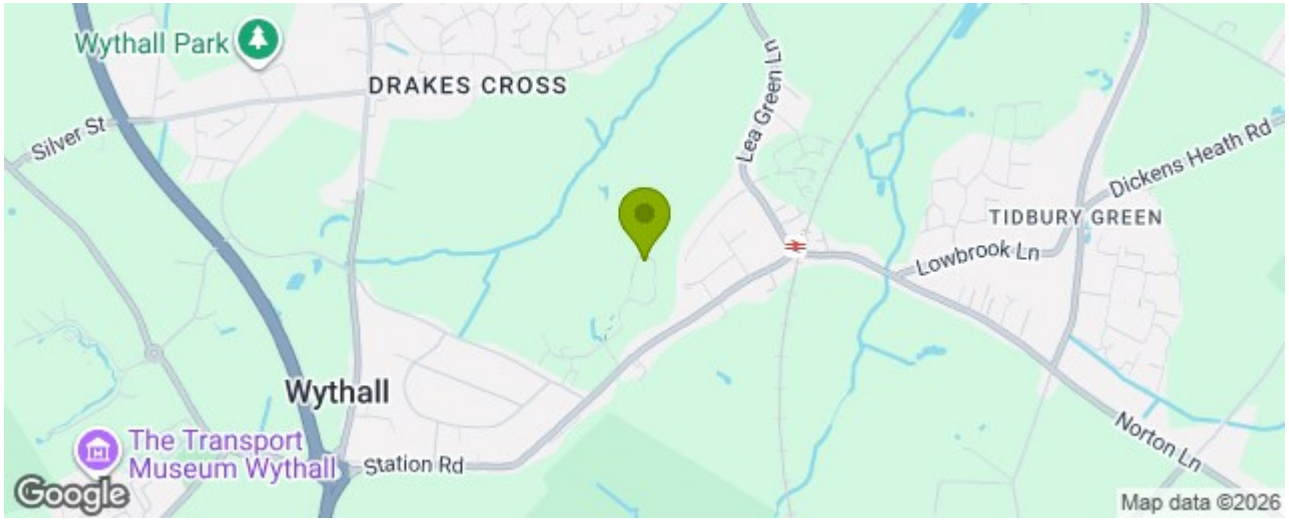
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 03/04/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

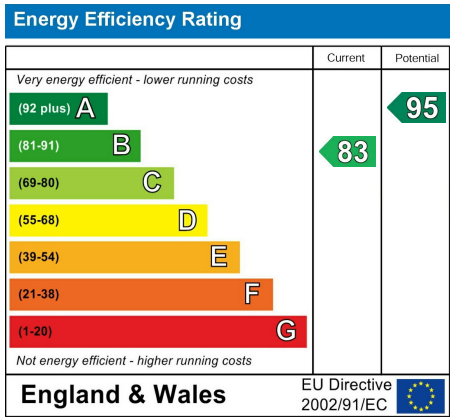
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact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





4 Burnham Road Wythall Wythall B47 6AT
Council Tax Band: C



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.