



melvyn  
**Danes**  
ESTATE AGENTS

**Chapel Drive**

**Wythall**

**Offers Around £525,000**

## Description

Chapel Drive is located just off the A435 Alcester Road, close to the Becketts Farm roundabout.

Constructed in the 1980's this cluster of similar detached properties are most conveniently located for amenities in both the villages of Hollywood and Wythall.

The property is located close to primary schooling at Meadow Green primary School and within the catchment area for Woodrush Academy which is sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is easy road access via the Alcester Road to Kings Heath via Hollywood and Redditch in the other direction. Junction 3 of the M42 is just a short drive away providing access to the midlands motorway network.

Wythall has its own railway station on nearby Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham, Redditch, Solihull and the surrounding suburbs.

The property is situated close to local shops and services on both Station Road and Drakes Cross Parade and further into Shirley with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole.

An enviable location for this well presented four bedroom detached family home set back from the road via a tarmacadam driveway, a UPVC double glazed front door opens into the porch with further part glazed door into the hallway where a turned staircase takes you to the first floor and doors radiate off into the dual aspect lounge with sliding doors to the conservatory, dining room, kitchen diner and guest cloaks WC.

On the first floor there are doors to the master bedroom with en-suite, three further bedrooms and family bathroom.

The rear garden has a paved patio leading to shaped lawn with flower and shrub borders, fencing to boundaries and gated side access leading to the front driveway with up and over door to the double garage.



**Accommodation**

**PORCH**

**HALLWAY**

**GUEST CLOAKS WC**

**DUAL ASPECT LOUNGE**

21'4 into box bay x 12'4 max (6.50m into box bay x 3.76m max)

**CONSERVATORY**

**DINING ROOM**

10'2 x 9'10 (3.10m x 3.00m)

**KITCHEN DINER**

15'4 max x 13'0 max (4.67m max x 3.96m max)

**LANDING**

**MASTER BEDROOM**

13'1 x 9'11 (3.99m x 3.02m)

**EN-SUITE**

**BEDROOM 2**

14'2 into box bay x 10'3 max (4.32m into box bay x 3.12m max)

**BEDROOM 3**

10'5 x 6'11 (3.18m x 2.11m)

**BEDROOM 4**

10'2 x 6'11 (3.10m x 2.11m)

**FAMILY BATHROOM**

**REAR GARDEN**

**DOUBLE GARAGE**

16'4 x 15'2 max (4.98m x 4.62m max)



TENURE: We are advised that the property is FREEHOLD.

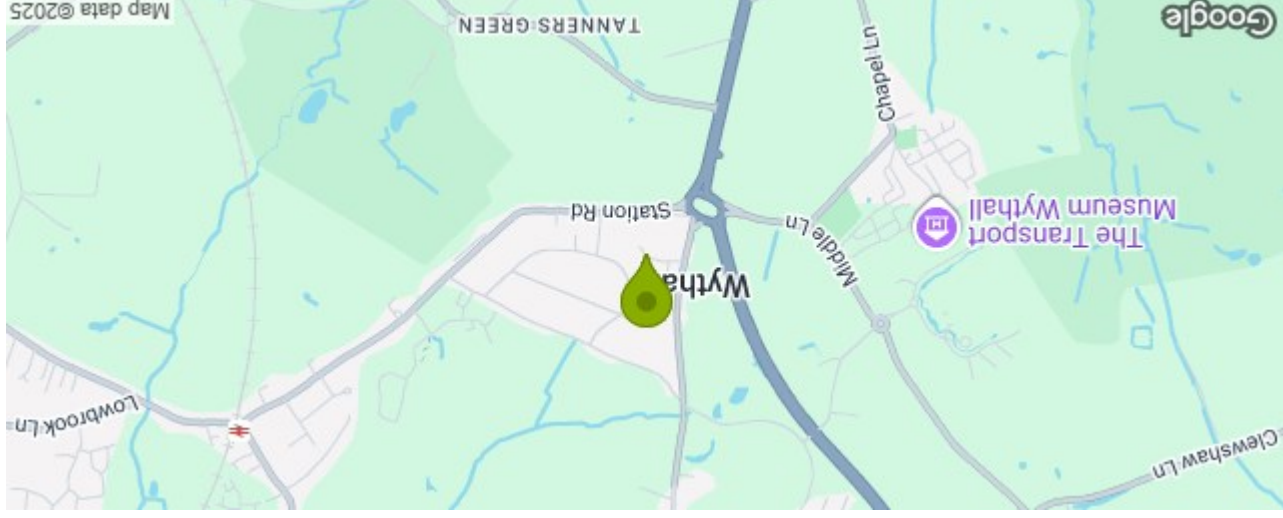
BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 26/08/2025. 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 26/08/2025. 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.

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 Surveyor 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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

**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.



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

Current: 70  
Potential: 76

### 6 Chapel Drive Wythall Wythall B47 6JP Council Tax Band: F



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.