

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

melvyn
Danes
ESTATE AGENTS

The image shows the front garden of a brick house. The garden is paved with red bricks in a herringbone pattern. A large, circular, light-colored brick patio is in the center. To the left of the patio is a large area of dark grey gravel. The house is made of red brick and has a dark brown tiled roof. There is a white garage door on the right side of the house. The sky is blue with white clouds. The house has a bay window with white frames and black shutters. There is a small dormer window on the roof. The garden is bordered by a wooden fence on the left and a black metal fence on the right.

Manor Road
Wythall
Offers Around £400,000

Description

A most popular cul de sac location for this semi detached bungalow requiring some modernisation throughout in this popular road in Wythall with a large rear garden close to a wealth of local amenities.

There is local primary schooling at Meadow Green Primary school and Woodrush Senior School. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at nearby Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

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.

Set back from the road via a block paved and gravel driveway, a UPVC double glazed door opens into the porch with part glazed door into the hallway with doors off to the lounge, kitchen with large utility off, three bedrooms and bathroom.

From bedroom one stairs rise to two loft rooms.

The mature rear garden has a large lawn with mature shrub and conifer screening, greenhouse, shed and outbuildings and door to the utility with rear porch to the front driveway.



Accommodation

PORCH

HALLWAY

LOUNGE

16'10 x 12'7 (5.13m x 3.84m)

KITCHEN

11'7 x 11'6 (3.53m x 3.51m)

LARGE UTILITY

18'8 max x 15'3 max (5.69m max x 4.65m max)

BEDROOM 1

17'9 x 10'6 (5.41m x 3.20m)

BEDROOM 2

13'1 x 10'4 (3.99m x 3.15m)

BEDROOM 3

11'5 x 8'6 (3.48m x 2.59m)

BATHROOM

LOFT ROOM 1

18'2 x 14'11 max (5.54m x 4.55m max)

LOFT ROOM 2

12'2 x 7'8 (3.71m x 2.34m)

GARAGE

28'0 x 9'3 (8.53m x 2.82m)

LARGE REAR GARDEN



TENURE: We are advised that the property is freehold.

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 28/08/2025. 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 28/08/2025. 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 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 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.



12 Manor Road Wythall B47 6EL
Council Tax Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
Not energy efficient - higher running costs	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
EU Directive 2002/91/EC		
Potential	Current	62
74		

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.

