

melvyn Danes ESTATE AGENTS

Fulford Close

Wythall

Offers Around £190,000

Description

Situated in this secluded cul de sac location leading directly off Lea Green Lane, a most sought after road in Wythall, this modern first floor apartment is ideally situated for the local amenities in Wythall and Hollywood and has open views to the rear.

There is local primary schooling at Meadow Green and Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops on Station Road, Wythall and Drakes Cross Parade in Hollywood. The property is just a few minutes drive or by bus 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 midlands motorway network.

There are railway stations within walking distance at Wythall and nearby at Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

An ideal location therefore, for this well presented modern first floor apartment approached via a private road with allocated and visitor parking, well-tended communal gardens and a paved footpath leads up to a secure intercom entrance into communal hallway with stairs to all floors. No 3 can be found on the first floor with composite front door opening into the hallway with doors to the lounge diner with Juliette balcony and open access into the modern fitted kitchen, there are two double bedrooms, master with en suite and dressing area and a modern bathroom and storage cupboards.













Accommodation

HALLWAY

LOUNGE DINER
15'9 x 10'5 (4.80m x 3.18m)

MODERN KITCHEN
9'8 x 6'10 (2.95m x 2.08m)

MASTER BEDROOM
19'2 max x 10'6 (5.84m max x 3.20m)

EN-SUITE

BEDROOM 2
10'11 x 8'7 (3.33m x 2.62m)

REFITTED BATHROOM

ALLOCATED & VISITOR PARKING

WELL TENDED COMMUNAL GARDENS





TENURE: We are advised that the property is leasehold with 111 years remaining. The ground rent is £500 per annum and the service charge is £2,400 per annum.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 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 65 Mbps. Data taken from checker.ofcom.org.uk on 14/10/2026. Actual service availability at the property or speeds received may be different.

MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This 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.

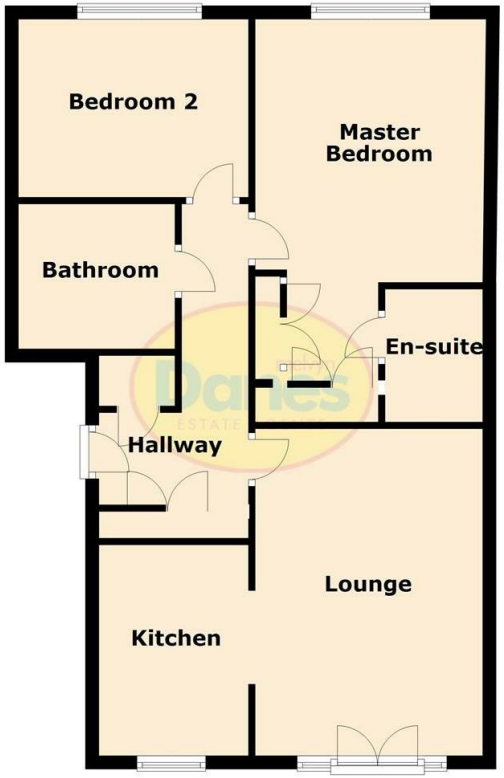
VIEWING: By appointment only with the office on the number below.

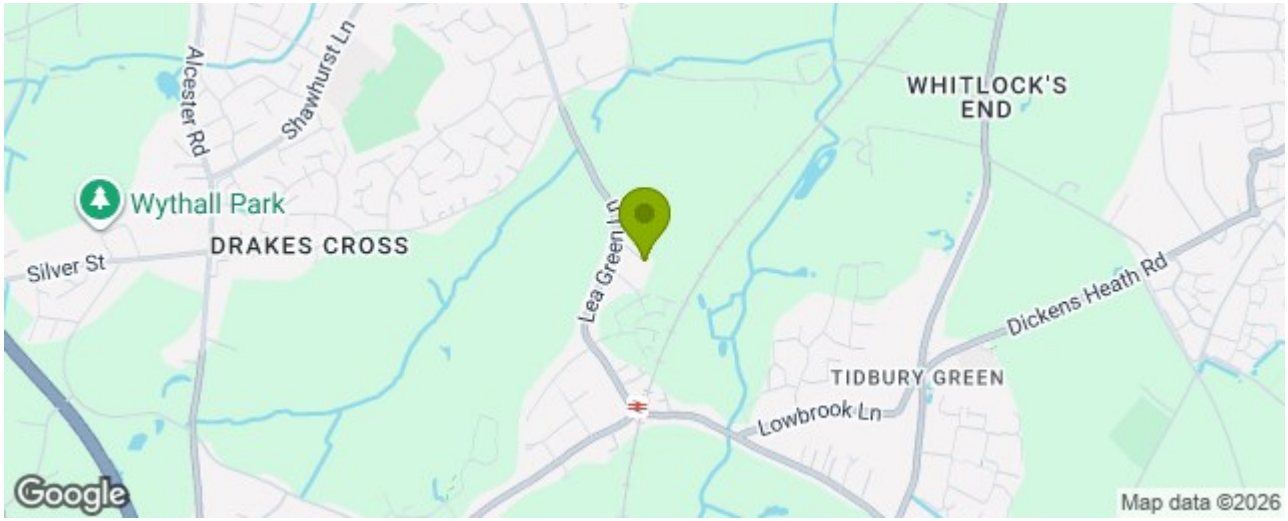
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 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.

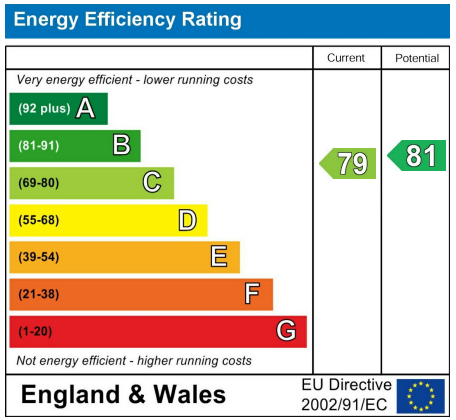
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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

First Floor





Flat 3 Beech House Fulford Close Wythall Wythall B47 6HJ
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.