



**Danes**  
melvyn  
ESTATE AGENTS

**Chapel Drive**  
**Wythall**  
**Offers Around £459,950**

## Description

This recently constructed detached house is situated in the popular village of Wythall close to Becketts Farm.

The property has been constructed to a good standard by an independent builder having a host of quality internal fittings including 'oak' doors and good quality kitchen and bathroom fittings. Built with efficiency and ease of living in mind the property boasts solar panels, cavity wall and loft insulation, underfloor heating to the ground floor and an electric car charging point. The vendor advises us that the current monthly utility bill outgoings are around £85 for both gas and electricity (naturally based on her own usage and subject to increase or decrease depending on new owners usage).

The village of Wythall is ideally placed betwixt the borders of South Birmingham and Solihull and has it's own railway station. Renowned for excellent schooling, the village has junior and infant schooling at Meadow Green off Station Road and secondary schooling will be catered for at Woodrush Secondary School in nearby Hollywood.

An enviable location therefore for this deceptively spacious detached home which definitely requires internal inspection to be appreciated and is set back from the road behind an original established hedge and tree screening. To the front of the property is a block set driveway with electric car charging point which extends to the side of the property to the front door with outside light point adjacent. The property has been finished to a high standard throughout with a fully integrated kitchen with 'Neff' appliances, quality sanitaryware and tiling and a boarded loft space.



## Accommodation

**WELCOMING RECEPTION**

**HALLWAY**

**GUEST CLOAKS WC**

**GOOD SIZED LOUNGE**

18'6" x 13'1" max into bay (5.64m x 3.99m max into bay)

**EXCELLENT DINING KITCHEN**

22'4" x 12'9" (6.81m x 3.89m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'2" x 9'8" (4.01m x 2.95m)

**EN SUITE SHOWER ROOM**

**BEDROOM TWO**

13'1" x 9'8" (3.99m x 2.95m)

**BEDROOM THREE**

12'3" x 13'2" max into bay (3.73m x 4.01m max into bay)

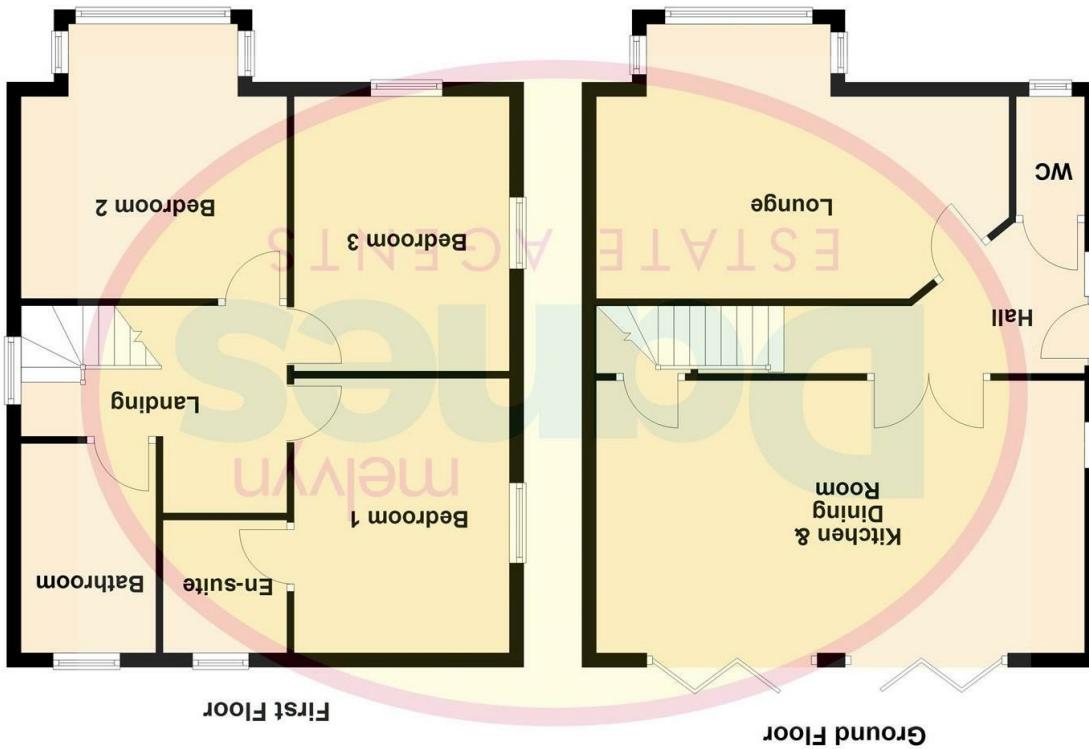
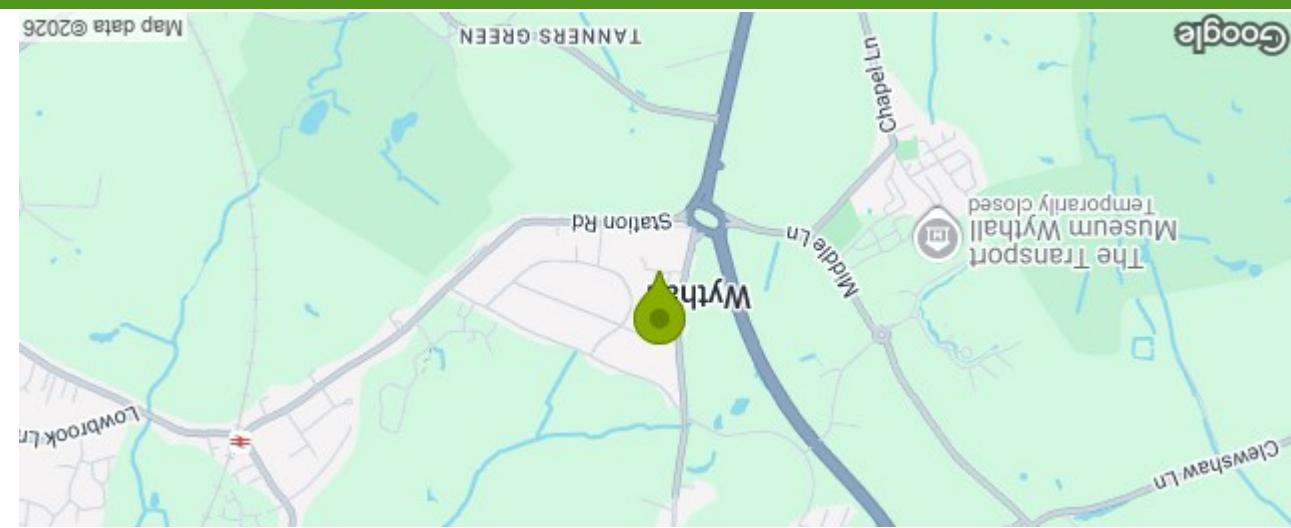
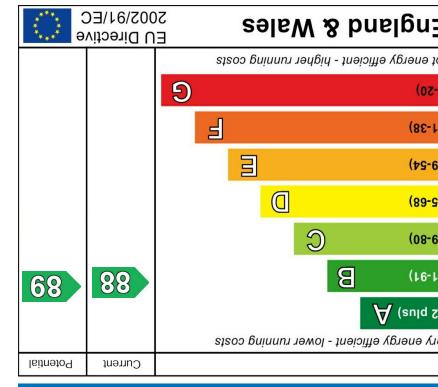
**FAMILY BATHROOM**

**REAR GARDEN**

**GARDEN SHED**



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.



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 verbal confirmation of all legal and factual matters and information from their solicitor.

GENERAL: The estimated fast download speed at the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 01/12/2025.

MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 01/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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TELEPHONE: We are advised that the property is freehold.