



Ann Road

Wythall, Birmingham, B47 6EP

- A Traditional Style Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

Offers Over £350,000

EPC Rating '55'





Property Description

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.

The property is set back from the road behind a block paved driveway providing off road parking with fencing, brick built walls and conifers to boundaries and a double glazed door leading into



Porch

With a wall light point, obscure single glazed window and a hardwood glazed door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to

Reception Room One to Front

14' x 12' (4.27m x 3.66m) With UPVC double glazed bay window to front elevation, wall mounted radiator and wall and ceiling light points



Reception Room Two to Rear

12' 10" x 10' 11" (3.91m x 3.33m) With double glazed sliding patio doors leading to rear garden, wall mounted radiator and ceiling light point

Extended Kitchen to Rear

14' 9" x 8' 11" (4.5m x 2.72m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for gas cooker, space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light point, two double glazed windows to the rear aspect and a hardwood door leading to



Covered Side Passage

With a part polycarbonate roof and doors to front and rear of the property

Guest W.C

Being fitted with a suite comprising a low flush W.C and wall mounted wash hand basin. Tiling to splash back areas and ceiling light point

Landing

With an obscure double glazed window, ceiling light point and door to



Bedroom One to Front

14' x 11' 3" (4.27m x 3.43m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 5" x 11' 2" (3.78m x 3.4m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' x 7' (2.44m x 2.13m) With double glazed window to front elevation, radiator and ceiling light point



Shower Room to Rear

Being fitted with a white suite comprising of a walk in shower with wall mounted electric shower and a vanity wash hand basin. Storage cupboard housing wall mounted gas central heating boiler (replaced 2020), radiator, tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

Fitted with a low flush W.C, tiling to full height, obscure double glazed window to side and ceiling light point



Rear Garden

Being mainly laid to lawn with paved patio area, shrub borders and panelled fencing and conifers to boundaries

Garage

Located at the side of the property with an up and over door for vehicular access and a plumbed sink

Agents Note

Please note that the owners of this property are related to an employee of Smart Homes Estate Agents

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

