



smarthomes



- A Beautifully Presented Family Home
- Four Bedrooms
- Master Bedroom With En-Suite & Dressing Area
- Four Piece Family Bathroom
- Impressive Home Office/Entertaining Space
- Open Views To Front

Burnham Road, Wythall, Birmingham, B47 6AT

Offers Over £425,000

A beautifully presented and recently constructed three storey semi detached family home benefitting from dining kitchen, spacious lounge, four bedrooms, master bedroom with dressing area & en-suite shower room, four piece family bathroom, guest WC, impressive home office/entertainment room, landscaped rear garden, open views to front and off road parking. EPC – '85' B



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 approached via a tarmacadam access road with adjacent open fields leading to a tarmacadam driveway to side providing off road parking and resin pathway extending to canopy porch with external lighting and composite front door leading through to





Entrance Hall

With spot lights to ceiling, radiator, stairs with chrome runners rising to the first floor accommodation with useful under-stairs storage cupboard, wood effect tiled flooring and doors leading off to

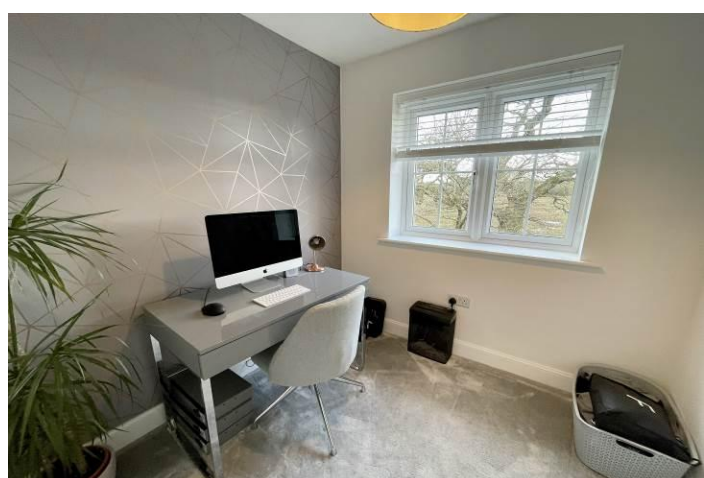


Guest WC

With low flush WC, pedestal wash hand basin with tiling to splashback areas, obscure double glazed window, spot lights to ceiling, radiator and tiled flooring

Dining Kitchen to Front

16' 11" x 8' 5" (5.16m x 2.57m) Being fitted with a modern range of handle-less, high gloss wall, drawer and base units, complementary work surfaces with matching upstands, inset sink with mixer tap, metro tiling to splashback areas, five ring gas hob with stainless steel splashback and extractor canopy over, inset eye-level electric oven and grill, space and plumbing for washing machine, integrated dishwasher and fridge freezer, double glazed window to front elevation, radiator, spot lights to ceiling, ceiling light point and wood effect tiled flooring



Spacious Lounge to Rear

15' 6" into bay x 14' 7" (4.72m x 4.44m) With ceiling light point, radiator, double glazed bay window incorporating French doors leading out to the rear garden and feature inset modern electric fire

Accommodation on the First Floor

Landing

With ceiling light point, storage cupboard, stairs leading to the second floor accommodation and doors leading off to

Bedroom Two to Rear

13' 6" x 12' 3" *plus fitted wardrobes* (4.11m x 3.73m) With double glazed window to rear elevation, radiator, ceiling light point and wall to wall fitted wardrobes with mirrored sliding doors

Bedroom Three to Front

10' 4" x 8' 3" (3.15m x 2.51m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Front

6' 11" x 6' 11" (2.11m x 2.11m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom

Being fitted with a contemporary four piece white suite comprising panelled bath with centralised mixer tap, low flush WC, floating wash basin and walk-in double shower enclosure with thermostatic shower, complementary tiling to walls and floor, radiator and spot lights to ceiling

Accommodation on the Second Floor

Master Bedroom to Front

12' 10" max x 11' 7" max (3.91m x 3.53m) With double glazed window to front elevation, ceiling light point, radiator and opening into

Dressing Area

7' 6" x 7' 0" (2.29m x 2.13m) With spot lights to ceiling, radiator and door leading into

En-Suite Shower Room

Being fitted with a modern three piece white suite comprising shower cubicle with thermostatic rainfall shower, low flush WC and floating wash hand basin, Velux window, complementary tiling to walls and floor, radiator and ceiling light point

Landscaped Rear Garden

Having a superb patio area with adjoining artificial grass, contemporary fencing, shrub borders, gated side access and folding doors to impressive home office/entertainment room

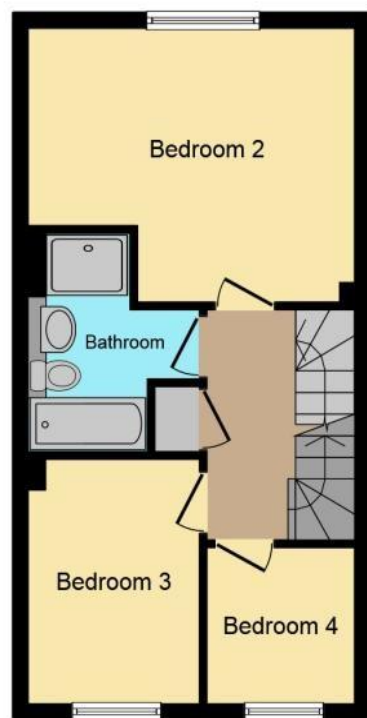
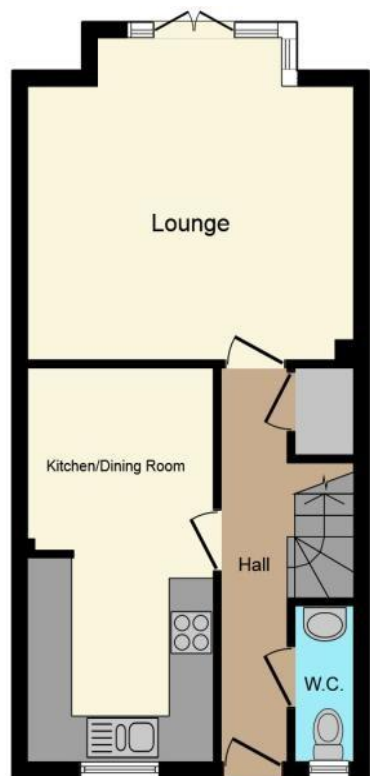
Home Office/Entertainment Room

8' 6" x 16' 11" (2.59m x 5.16m) A versatile area having a built-in bar with granite work surface, storage beneath and overhang for seating area, spot lights to ceiling, access to loft space, inset modern electric fire and double glazed folding doors to rear garden. This space has been converted from a garage and still retains the vehicular door to front for easy conversion back to a garage.

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





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.