



smarthomes

Alcester Road

Wythall, Birmingham, B47 6AP

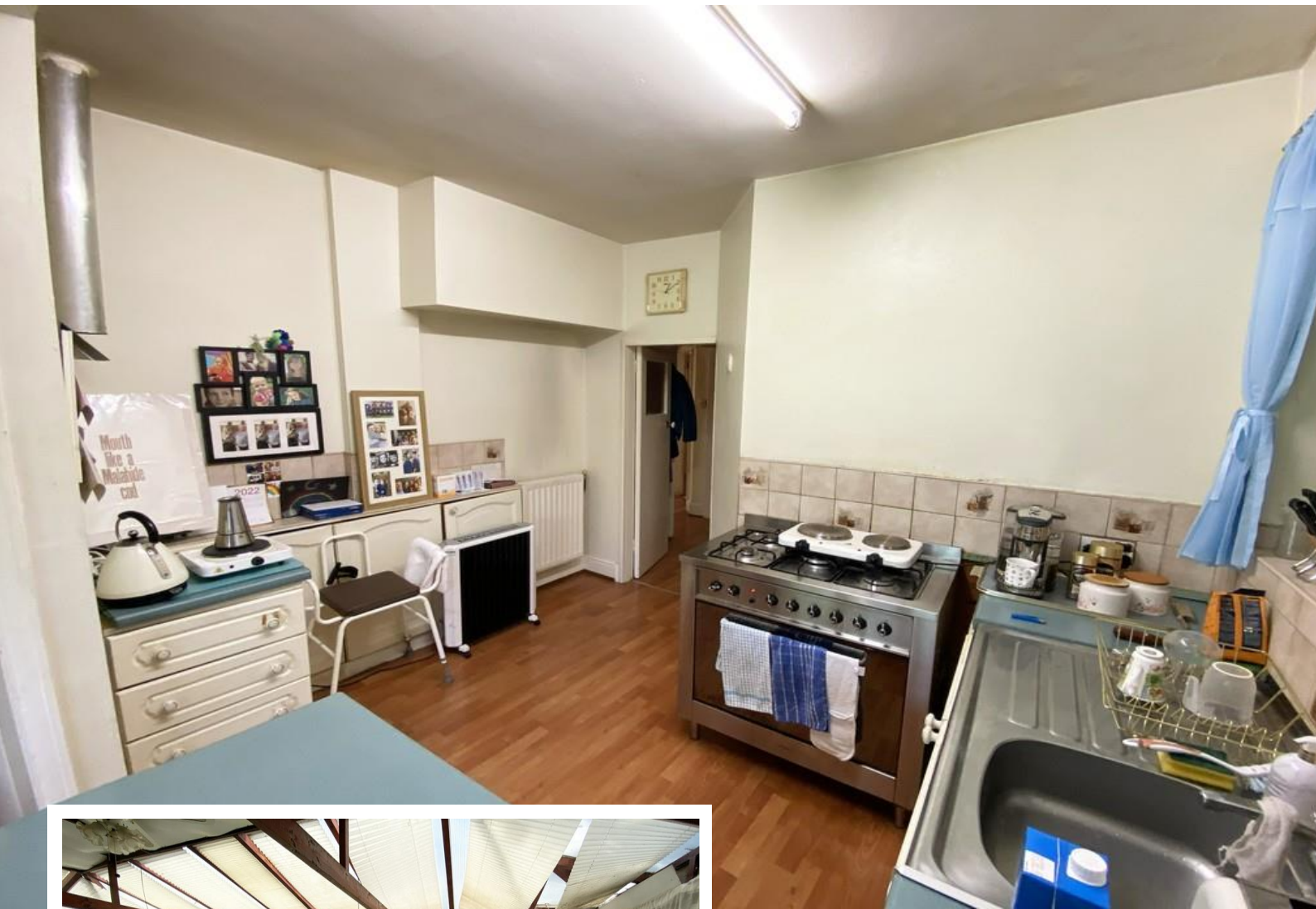
- A Double Fronted Detached Dormer Bungalow
- Four Bedrooms
- Two Reception Rooms
- Requiring Refurbishment but Offering Superb Potential for Development Subject to Planning

Offers Over £400,000

EPC Rating 39

Current Council Tax Band - F





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 large gravel driveway providing ample off road parking with hedgerow borders and a extending to single glazed doors leading into



Porch

With Herringbone tiled flooring and a Georgian glazed door with matching side windows leading to

Entrance Hallway

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

Reception Room One to Front

18' 2" x 14' 5" (5.54m x 4.39m) With a double glazed bay window to front elevation, coving to ceiling, picture rail, wall mounted radiator, ceiling light point, stripped timber effect flooring and feature fireplace with tiled inset



Reception Room Two to Rear

20' 10" x 11' 9" (6.35m x 3.58m) With a superb feature fire surround, picture rail, wall mounted radiator, ceiling light point, double glazed window to side and French doors leading to

Garden Room One

19' 6" x 15' 3" (5.94m x 4.65m) With a polycarbonate roof, tiled flooring, aluminium framed door to rear garden and glazed doors leading to

Bedroom Two

12' 2" x 11' 9" (3.71m x 3.58m) With a window to rear, laminate flooring, vanity wash hand basin, fitted wardrobe, picture rail, radiator, ceiling light point and door returning to hallway



Bedroom One to Front

18' 10" x 10' 10" (5.74m x 3.3m) With a double glazed bay window to front elevation, ceiling light point, wall mounted gas central heating boiler, picture rail and vanity wash hand basin

Bathroom

Being fitted with a white suite comprising of a panelled bath with electric shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to floor and ceiling light point



Breakfast Kitchen to Rear

12' 6" x 7' 9" (3.81m x 2.36m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for Range style cooker, large walk in pantry, laminate flooring, tiling to splash back areas, radiator, ceiling light points, single glazed window to side, double glazed window to the rear aspect and glazed door to



Garden Room Two

13' 2" x 8' 8" (4.01m x 2.64m) With windows to side and rear and aluminium framed doors to

Sun Room to Rear

16' 10" x 9' 2" (5.13m x 2.79m) With a polycarbonate roof and aluminium framed doors to rear garden

Landing

With ceiling light point and door to

Bedroom Three to Rear

17' 7" x 11' 11" (5.36m x 3.63m) With dormer windows to front and rear elevations, eaves storage, pedestal wash hand basin and ceiling light point

Bedroom Four to Side

13' 2" x 7' 2" (4.01m x 2.18m) With roof window to side elevation, eaves storage and wall light point

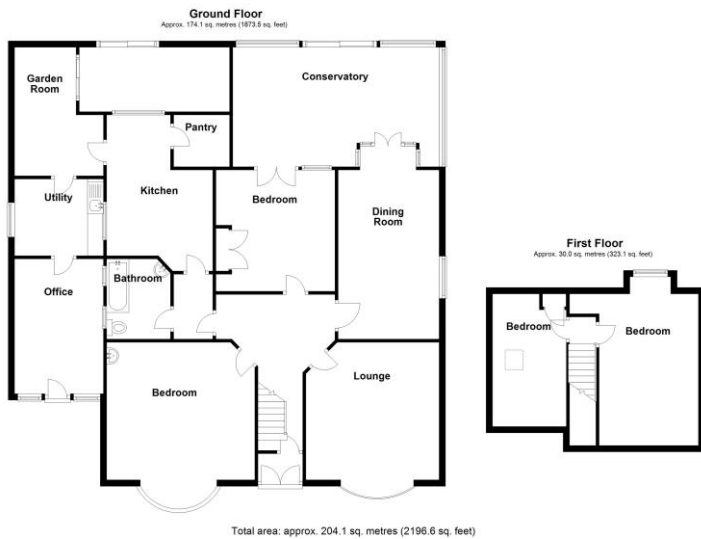
Extensive Rear Garden

Being mainly laid to lawn with paved patio areas, an array of mature shrubs and trees and gated access to property frontage



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 Nigel Hodges. Current council tax band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate 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 are advised to recheck the measurements.