



smarthomes



- A Beautifully Presented Detached Bungalow
- Three Double Bedrooms
- Conservatory
- Extensive Private Rear Garden

## Packhorse Lane, Near Wythall, B38 0DN

A beautifully presented and discreetly located detached bungalow situated in a sought after rural location. The property is ready to move in to with no work required and has been finished to a high standard. Offering accommodation comprising a spacious lounge, conservatory, modern fitted kitchen, three double bedrooms, modern family shower room, extensive private rear garden, double garage, ample driveway parking and lapsed planning permission for two further bedrooms and a bathroom in loft space. The property further benefits from brand new fascia's and guttering fitted in July 2023

£600,000

EPC Rating - D

Council Tax Band - E



## Property Description

The property is set well back from the road behind an extensive gravel driveway with iron gate leading to an extensive driveway providing ample off road parking, hedgerow borders and a composite front door leading into

### Entrance Hallway

With ceiling spot lights, Karndean herringbone flooring, two radiators and access to the loft space with has lapsed planning permission for conversion to two further bedrooms and bathroom





### **Spacious Lounge to Rear**

16' 4" x 16' 0" (5m x 4.9m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed windows to side and rear, wall mounted radiator, wall light points and a feature multi fuel stove with tiled hearth and brick surround

### **Fitted Kitchen to Side**

12' 9" x 10' 9" (3.9m x 3.3m) Being fitted with a range of in frame wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over. Eye level oven and grill, integrated dishwasher, tiling to splash back areas, feature flooring, concealed wall mounted gas central heating boiler, radiator, ceiling spot lights and UPVC double glazed French doors leading to side patio area

### **Modern Family Shower Room**

11' 9" x 6' 10" (3.6m x 2.1m) Being fitted with a modern white Roca suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, radiator. tiling to splash prone areas, Karndean flooring, ceiling spot lights and an obscure double glazed window to the side elevation

### **Bedroom One to Front**

14' 1" x 11' 9" (4.3m x 3.6m) With double glazed bay window to front elevation, coving to ceiling, radiator and ceiling light point

### **Bedroom Two to Front**

13' 5" x 11' 9" (4.1m x 3.6m) With double glazed bay window to front elevation, coving to ceiling, radiator, ceiling light point and a range of built in wardrobes

### **Bedroom Three to Rear**

11' 5" x 7' 6" (3.5m x 2.3m) With radiator, wall and ceiling light points and double glazed French doors leading to

### **Conservatory**

12' 5" x 10' 5" (3.8m x 3.2m) With a bespoke roof with ceiling spot lights, radiator and UPVC double glazed windows to rear and side and UPVC double glazed French doors leading to

### **Extensive Private Rear Garden**

Being mainly laid to lawn with a wrap around paved patio area, further decked patio area with artificial lawn, gated side access with pergola, flower borders, exterior lighting, hedgerow boundaries, log storage and storage out house


### **Double Garage**

17' 8" x 12' 9" (5.4m x 3.9m) Being alarmed and located at the side of the property with an electric roller shutter door for vehicular access, ceiling light point, storage cupboards, space and plumbing for washing machine and tumble dryer

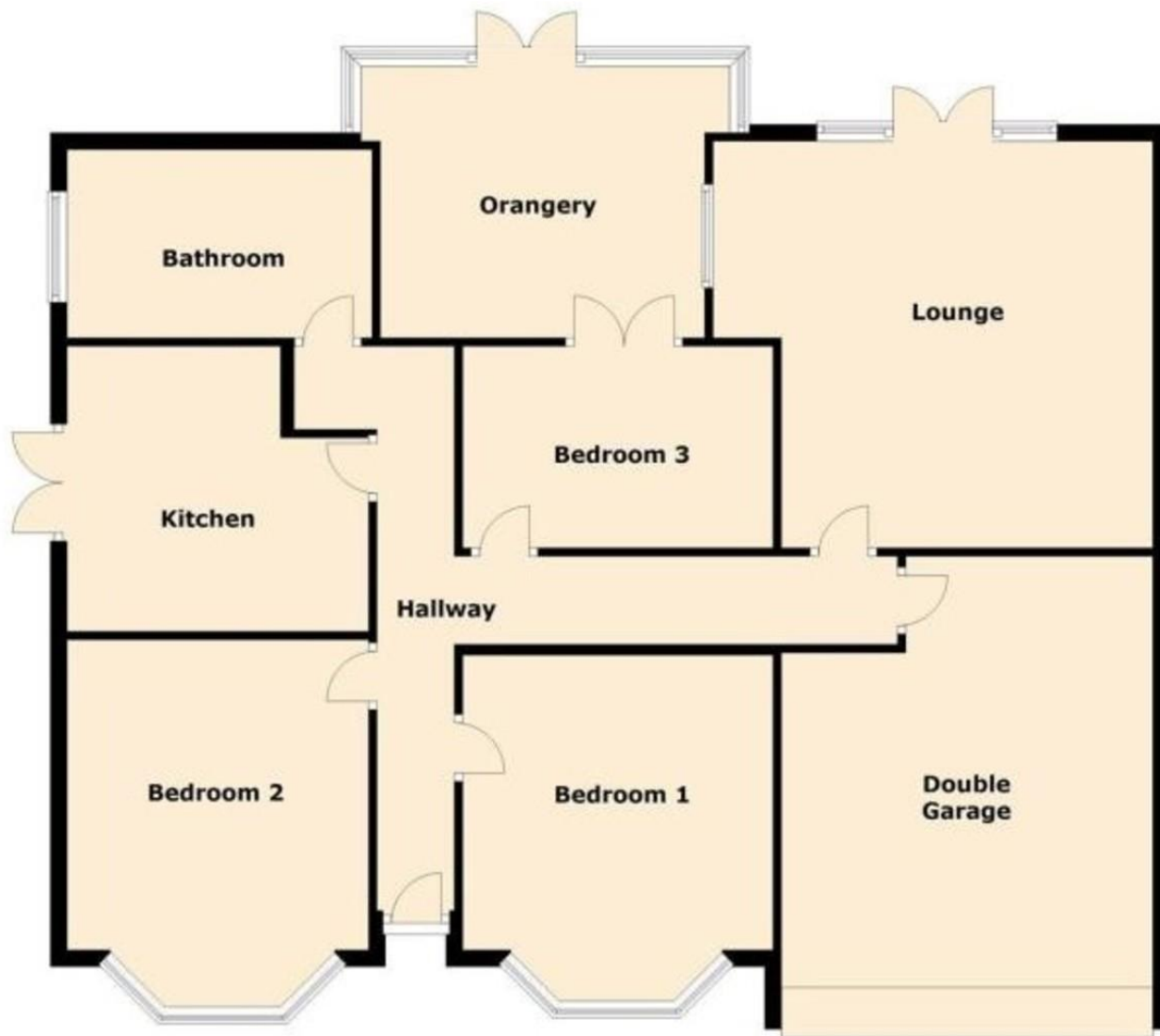
### **Tenure**

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. Drainage via septic tank. EPC supplied by vendor. Current council tax band – E

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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