



Three Oaks Road, Wythall

Guide Price £375,000





PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location, an ideal opportunity to purchase this impressive three bedroom extended semi-detached which must be viewed internally to be appreciated. The property benefits from gas central heating, double glazing and has the added attraction of a private landscaped rear garden. The accommodation briefly comprises of: enclosed porch, entrance hall, living room, dining area, sunroom, fitted kitchen, utility room, downstairs wc, three bedrooms, bathroom, off road parking to the front and landscaped rear garden.

PROPERTY LOCATION

Wythall village is around 7 miles south of Birmingham City centre (a 20 minute train journey from Wythall railway station) along Alcester Road. There are many 18th century buildings on this road including the old post office and school building. The Wythall Institute is still the home of the WI today. There are 2 primary schools within Wythall parish, the Coppice Primary School in Hollywood and Meadow Green Primary School in Wythall village. The senior school is Windrush High School in Hollywood which has an Astro turf and playing fields which back onto the Coppice Primary School. A sawmill currently named Davies Timber Ltd has been in operation for over 100 years and was originally powered by steam at some point in its history

Council tax band: C

Tenure: Freehold





- Three Bedroom Extended Semi Detached
- Quiet Cud-De-Sac Location
- Easy Walking Distance To Wythall Train Station
- Living Room
- Dining Area
- Sun Room
- Fitted Kitchen
- Landscaped Private Rear Garden

ENCLOSED PORCH

ENTRANCE HALL

LIVING ROOM

12' 12" x 9' 8" (3.96m x 2.95m)

DINING AREA

20' 1" x 9' 4" (6.12m x 2.85m)

KITCHEN

11' 11" x 9' 9" (3.64m x 2.97m)

SUN ROOM

12' 9" x 8' 11" (3.89m x 2.72m)

LAUNDRY/UTILITY ROOM

8' 8" x 5' 0" (2.63m x 1.53m)

GUEST WC

5' 4" x 2' 2" (1.62m x 0.66m)





FIRST FLOOR

BEDROOM ONE

12' 12" x 9' 8" (3.96m x 2.95m)

BEDROOM TWO

12' 11" x 9' 9" (3.93m x 2.98m)

BEDROOM THREE

7' 7" x 5' 8" (2.32m x 1.72m)

BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m)

OUTSIDE THE PROPERTY

NORTH WEST REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, all carpets, all curtains, fitted wardrobes in one bedroom, some light fittings and garden shed

ADDITIONAL INFORMATION

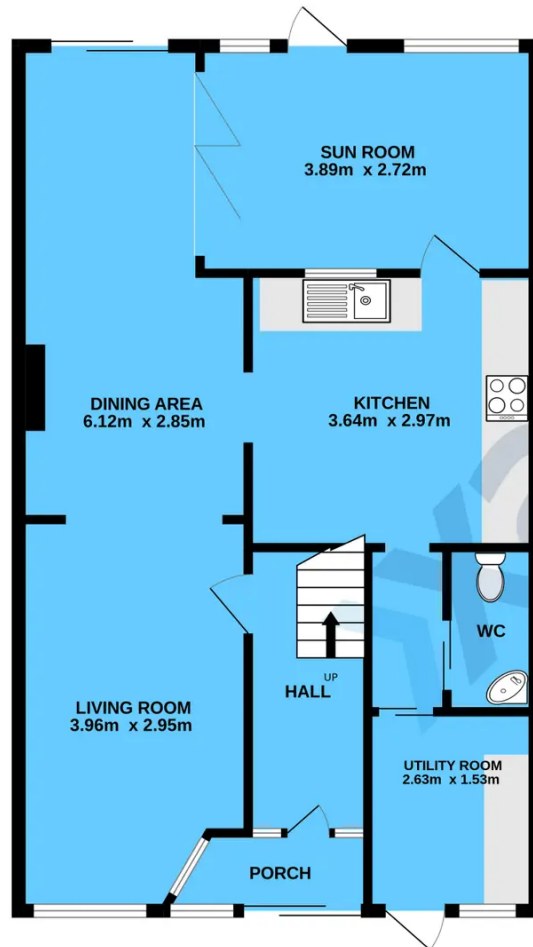
Services: mains gas, electricity and mains sewers.
Broadband: Virgin. Loft Space: Boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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