



- A Beautifully Refurbished Three Storey Family Home
- Four Bedrooms
- Impressive Re-Fitted Breakfast Kitchen
- Landscaped South West Facing Rear Garden

Fulford Close, Wythall, Birmingham, B47 6HJ

Offers Over £500,000

A beautifully refurbished three storey family home with no upward chain, open views to front, four bedrooms, lounge, impressive re-fitted breakfast kitchen, master suite with re-fitted shower room and walk-in wardrobes, re-fitted family bathroom, contemporary guest WC, off road parking and landscaped South West facing rear garden.

EPC Rating – 76. Council Tax Band - E

## 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 lawned fore garden with paved steps leading up to a feature canopy porch with composite front door leading through to

### Entrance Hallway

With spot lights to ceiling, radiator, coving to ceiling, stairs leading to the first floor accommodation, feature oak herringbone flooring and attractive doors leading off to





### **Guest WC to Front**

5' 3" x 2' 9" (1.6m x 0.84m) A Porcelanosa suite with feature floating vanity sink and WC with enclosed cistern and wall mounted flush, contemporary radiator, obscure double glazed window to front, engineered hardwood herringbone flooring, spot lights to ceiling, tiling to splashback areas and coving to ceiling

### **Lounge to Front**

18' 10" x 12' 3" (5.74m x 3.73m) With double glazed window to front elevation, engineered hardwood herringbone flooring with under-floor heating, coving to ceiling, two ceiling light points and door leading into

### **Impressive Breakfast Kitchen to Rear**

18' 0" x 13' 6" (5.49m x 4.11m) Being re-fitted with a contemporary range of Leitch matt handle-less wall, drawer and base units with complementary Laurent Dekton work surfaces and matching upstands, inset sink with feature mixer tap, Siemens five ring gas hob, inset eye-level double oven and grill, integrated dishwasher and fridge freezer, centre island with breakfast bar area, feature lighting, newly fitted Worcester Bosch boiler, polished tiled flooring with under-floor heating, vaulted ceiling with four Velux windows and double glazed folding doors leading out to the South West facing rear garden

## **Accommodation on the First Floor**

### **Landing**

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

### **Re-Fitted Family Bathroom**

7' 0" x 5' 5" (2.13m x 1.65m) Being re-fitted with a three piece Porcelanosa suite comprising; panelled bath with centralised mixer tap, thermostatic rainfall shower, additional handheld shower attachment and glazed screen, WC with enclosed cistern and wall mounted flush and floating vanity sink with drawers beneath, obscure double glazed window to side, Porcelanosa tiling to walls and floor, vertical radiator, extractor and spot lights to ceiling

### **Bedroom Two to Front**

9' 4" x 15' 11" (2.84m x 4.85m) With double glazed window to front elevation providing open views, ceiling light point, radiator and two built-in double wardrobes

### **Bedroom Three to Rear**

10' 8" x 8' 8" (3.25m x 2.64m) With double glazed window to rear elevation, radiator and ceiling light point

## **Bedroom Four to Rear**

10' 8" x 6' 10" (3.25m x 2.08m) With double glazed window to rear elevation, radiator and ceiling light point

## **Accommodation on the Second Floor**

### **Landing**

With ceiling light point and door leading into

### **Spacious Master Bedroom**

23' 3" x 13' 4" (7.09m x 4.06m) With double glazed window to front elevation providing open views, two ceiling light points, two radiators, loft hatch, two built-in/walk-in wardrobes and door leading into

### **Re-Fitted En-Suite Shower Room to Rear**

5' 5" x 9' 7" (1.65m x 2.92m) Being re-fitted with a three piece Porcelanosa suite comprising walk-in double shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, WC with enclosed cistern and wall mounted flush and feature vanity sink with wall mounted mixer tap, wall mounted floating storage, vanity mirror, obscure double glazed window to rear, complementary tiling to walls and floor, vertical radiator and spot lights to ceiling

## **Landscaped South West Facing Rear Garden**

Having a paved patio, artificial lawned area, stone borders, fencing to boundaries and gated access to front

### **Tenure**

We are advised by the vendor that the property is freehold, with a service charge of approx. £600 per annum, 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. Current council tax band - E





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