



smarthomes



- A Recently Constructed Detached Family Home
- Three Double Bedrooms
- Luxury En-Suite Shower Room
- Superb Open Plan Family Kitchen/Diner with Bi-Fold Doors

Chapel Drive, Wythall, Birmingham, B47 6JP

A recently constructed detached family home situated in a most sought after location and benefiting from the remainder of a 10 year ICW insurance guarantee. Finished to a high standard, the accommodation comprising a spacious lounge, superb open plan family kitchen/diner with bi-fold doors, guest W.C, three double bedrooms, master en-suite shower room, family bathroom, landscaped East facing rear garden and driveway parking

Offers Over £500,000

EPC Rating - B

Current 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 block paved driveway providing off road parking with electric charger point, laid lawn area, retaining railway sleepers, Ranch style fencing, external power point and lighting and a canopy porch with a Ring doorbell and composite glazed door leading into



Entrance Hallway

With LVT flooring with under floor heating, brushed stainless steel sockets, LED ceiling spot lights, stairs leading to the first floor accommodation and Oak door leading off to



Spacious Lounge to Front

18' 6" x 13' 2" (5.64m x 4.01m) With a UPVC double glazed bay window to front elevation, further UPVC double glazed window to front elevation, LVT flooring with under floor heating, CAT 6 connectivity with patch pad and Sky TV connection, LED ceiling spot lights and brushed stainless steel sockets



Superb Open Plan Family Kitchen/Diner

22' 6" x 12' 7" (6.86m x 3.84m) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a Franke sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor fan over. Neff oven and microwave oven, Neff integrated dishwasher, Neff integrated washing machine and integrated fridge/freezer. Breakfast bar, LVT flooring with under floor heating, CAT 6 connectivity with patch pad and Sky TV connection, LED ceiling spot lights, ceiling light points, brushed stainless steel sockets, under stairs storage cupboard, double glazed window to side elevation and two sets of double glazed bi-fold doors leading to the rear garden

Guest W.C

Being fitted with a modern white suite comprising a combination low flush WC and vanity wash hand basin. Obscure UPVC double glazed window to front, Porcelanosa tiling to splash prone areas and LVT flooring

Landing

With an obscure double glazed window to side, ceiling light point, access to boarded loft space via a drop down ladder, radiator and Oak door to

Master Bedroom to Side

13' 2" x 9' 9" (4.01m x 2.97m) With double glazed window to side elevation, radiator, ceiling light point, CAT 6 connectivity with patch pad and Sky TV connection, USB power sockets and Oak door to

En-Suite Shower Room to Rear

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Illuminated vanity mirror, chrome heated towel rail, complimentary Porcelanosa tiling to splash prone areas, LVT flooring, LED ceiling spot lights and an obscure double glazed window to the rear elevation

Bedroom Two to Front

13' 3" x 12' 2" (4.04m x 3.71m) With a double glazed bay window to front elevation, radiator, CAT 6 connectivity with patch pad and Sky TV connection, USB power sockets and ceiling light point

Dual Aspect Bedroom Three

13' 1" x 9' 8" (3.99m x 2.95m) With double glazed windows to front and side elevations, radiator, CAT 6 connectivity with patch pad and Sky TV connection, USB power sockets and ceiling light point

Family Bathroom to Rear

Being fitted with a modern white suite comprising of a panelled bath with hand held shower attachment, corner shower enclosure, vanity wash hand basin and a low flush W.C. Illuminated vanity mirror, chrome heated towel rail, complimentary Porcelanosa tiling to splash prone areas, LVT flooring, LED ceiling spot lights and an obscure double glazed window to the rear elevation

East Facing Landscaped Rear Garden

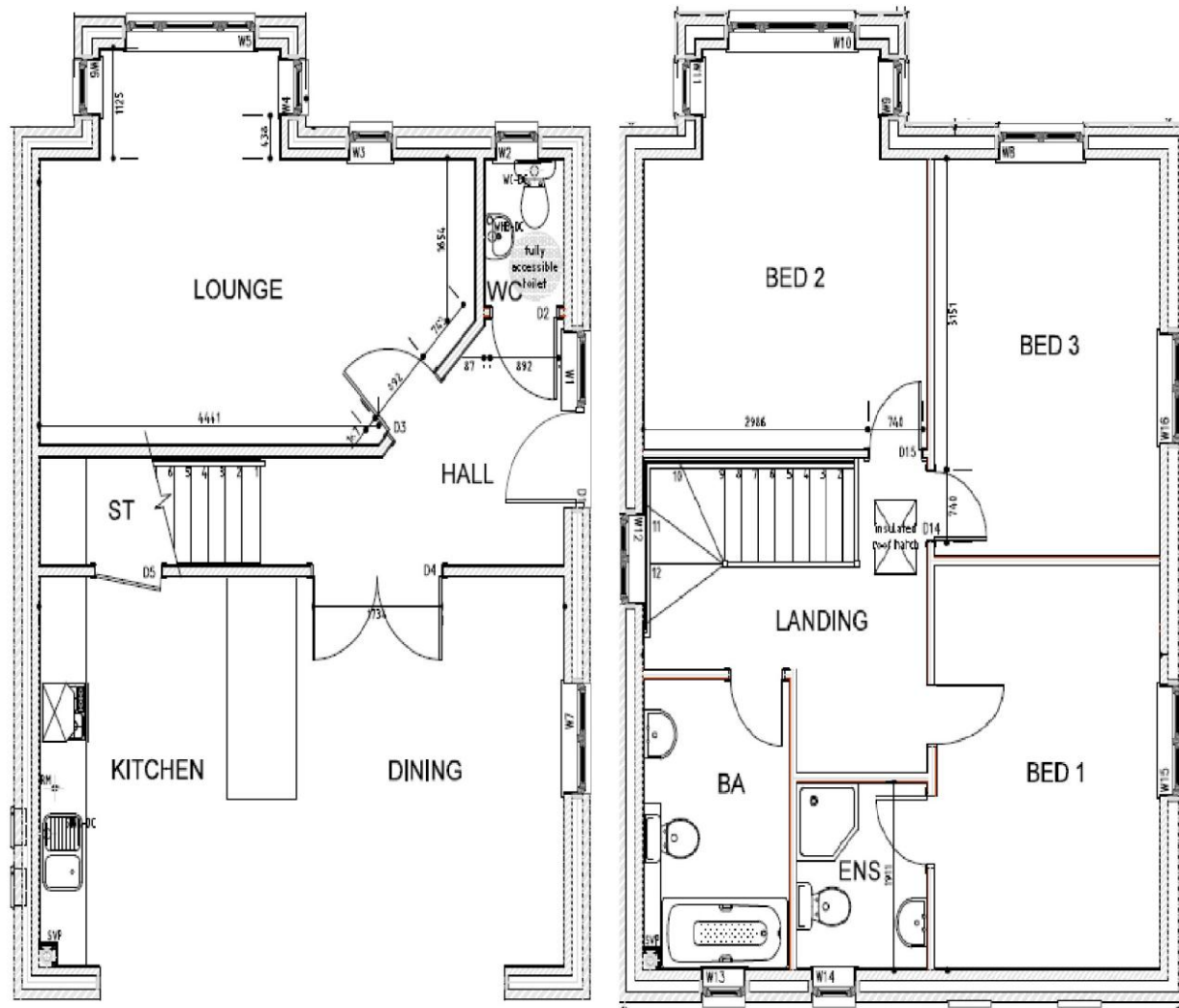
Being mainly laid to lawn with an Indian stone patio, railway sleeper borders, gated side access and panelled fencing to boundaries with trellis

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 to be supplied by vendor. Council tax band – E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	89	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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 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 are advised to recheck the measurements.