



smarthomes

## Meadow Road

Wythall, Birmingham, B47 6EQ

- A Beautifully Presented Semi-Detached Dormer Bungalow
- Four Bedrooms & Two Reception Rooms
- Family Bathroom & En-Suite Shower Room
- Extensive South/Westerly Facing Rear Garden

**£465,000**

EPC Rating 60

Current Council Tax Band D





## 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 Sainsbury's supermarket.

The property is set back from the road behind a block edged driveway providing off road parking extending to canopy porch with UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, ceiling light point and UPVC double glazed door leading through to



#### **Entrance Hallway**

With two ceiling light points, radiator, useful cloaks cupboard and doors leading off to

#### **Lounge to Rear**

16' 0" x 12' 5" (4.9m x 3.8m) With double glazed windows incorporating French doors leading out to the South West facing rear garden, ceiling down-lighters, radiator, coving to ceiling and inset gas fire with marble hearth

#### **Dining Room to Rear**

11' 1" x 10' 2" (3.4m x 3.1m) With double glazed sliding patio doors leading out to the rear garden, ceiling light point, coving to ceiling and radiator



#### **Breakfast Kitchen**

11' 1" x 10' 9" (3.4m x 3.3m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for dishwasher, integrate fridge, inset eye-level microwave oven, under-cupboard lighting, breakfast bar seating area, radiator, ceiling light point, tiled flooring, double glazed window to side and double glazed door leading to side passage

#### **Side Passage**

28' 2" x 4' 7" (8.6m x 1.4m) With polycarbonate roof, UPVC double glazed French doors leading out to the rear garden, obscure double glazed door to front, space and plumbing for washing machine, wall and base units with laminate work surface, cold water tap and lighting



#### **Bedroom Two to Front**

12' 9" x 10' 2" (3.9m x 3.1m) With double glazed bow window to front elevation, radiator and ceiling light point

#### **Bedroom Three to Front**

11' 5" x 8' 2" (3.5m x 2.5m) With double glazed bow window to front elevation, radiator and ceiling light point



#### **Family Bathroom**

7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to side passage, tiling to walls and floor, radiator, extractor and ceiling light point



## Accommodation on the First Floor

### Landing

With two Velux windows, radiator, loft access, useful storage cupboard and doors leading off to

### Bedroom One

14' 9" x 13' 5" (4.5m x 4.1m) With double glazed window to rear elevation, radiator, ceiling down-lighters, built-in cupboards and door leading through to

### En-Suite Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, WC with enclosed cistern and vanity wash hand basin, complementary tiling to walls and floor, radiator and wall lighting

### Bedroom Four to Rear

11' 9" x 8' 2" with restricted head height (3.6m x 2.5m) With double glazed window to rear elevation, radiator and ceiling down-lighters

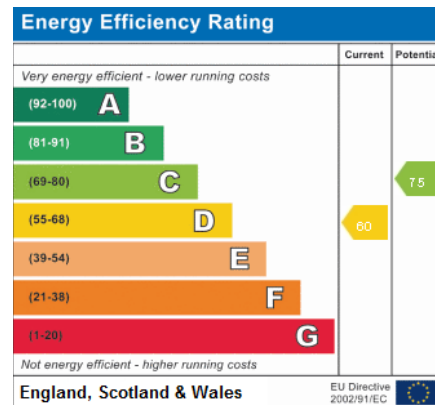
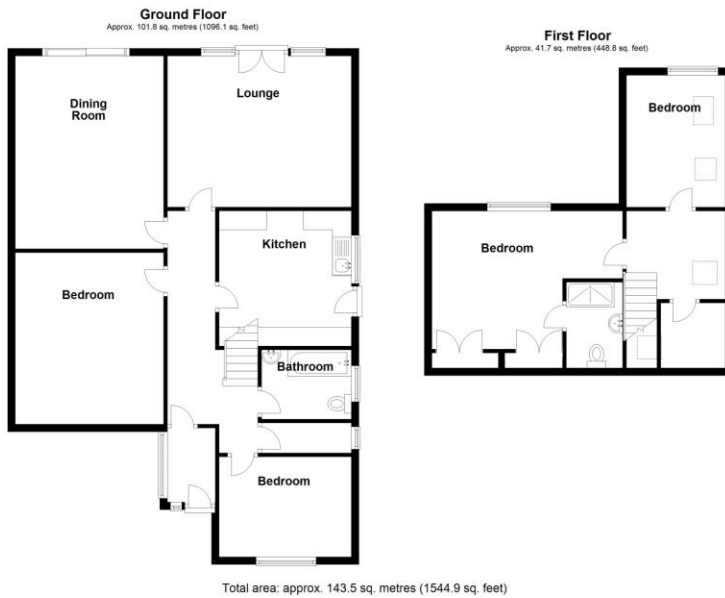
### South West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway extending to rear, Summer house, potting shed, fencing and hedging to boundaries and mature shrub borders



### 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 - D



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