



CHARLES HOWELL
ESTATE AGENTS

2 Houndsfield Court
Houndsfield Lane, Wythall, B47 6LX

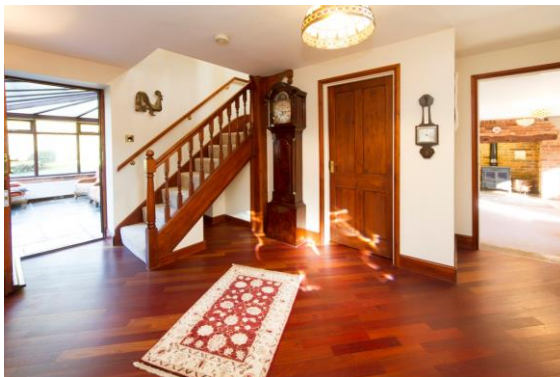
2 Houndsfield Court

Houndsfield Lane, Wythall, B47 6LX

Solihull 6 miles - Birmingham 9.5 miles - Worcester 27 miles - London 111 miles - (All mileages approx.)

CHARMING GATED FOUR BEDROOMED CHARACTER BARN CONVERSION OFFERING SEMI RURAL LIVING COUPLED WITH EASY MOTORWAY ACCESS

- 🏠 Attractive Entrance Hallway With Brazilian Hardwood Flooring
- 🏠 Cloakroom
- 🏠 Study
- 🏠 Spacious Kitchen/Diner With Porcelanosa Units, Krien Worktops & Miele Appliances
- 🏠 Generous Open Plan Sitting/Dining Room With Original Beams, French Doors & Feature Fireplace
- 🏠 Spacious Lounge With Inglenook Fireplace & Log Burner
- 🏠 Stunning Conservatory With Natural Slate Flooring Overlooking Gardens
- 🏠 Good Sized Master Bedroom With Luxury Villeroy & Bosch En-Suite Bathroom
- 🏠 Principal Double Guest Bedroom With Original Beams
- 🏠 Two Further Good Sized Double Bedrooms
- 🏠 Family Bathroom With Large Storage Area Off
- 🏠 Private Established Rear Garden Framed By Hedgerow
- 🏠 Separate Double Garage Block With Mezzanine Storage
- 🏠 EPC=C



LOCATION

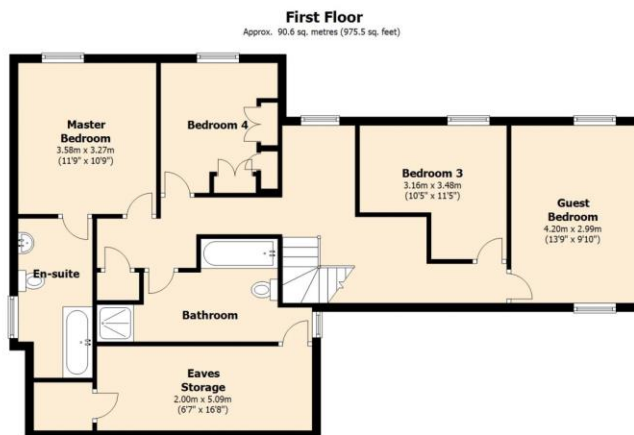
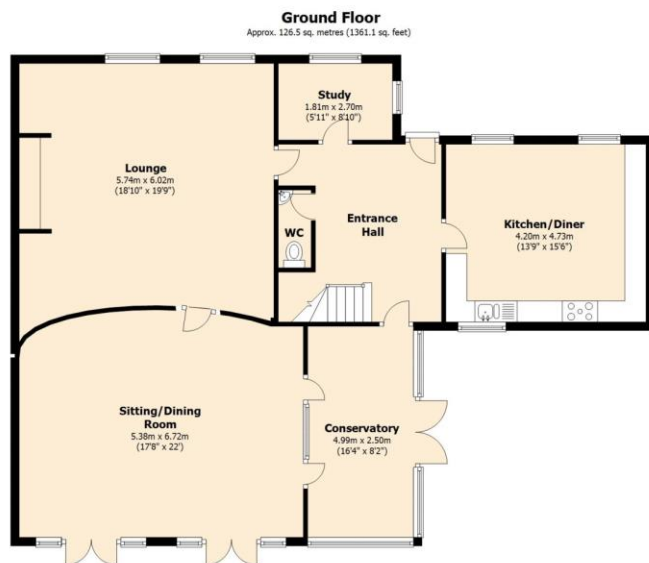
Wythall is situated in a semi-rural location on the outskirts of the suburbs of Birmingham with open picturesque countryside around. Wythall itself has local shops at Drakes Cross and Wythall Centre whilst the town of Solihull lies to the east offering historic architecture including timber-framed Tudor houses and provides an extensive array of facilities such as health clubs, schools, shops, including the Touchwood Shopping Centre and a range of leisure amenities. Wythall also has a host of attractions in the immediate area including Earlwood Lakes, an area of outstanding natural beauty, along with country walks at Weatheroak and boasts a regular bus and train service from Wythall Station. The adjoining village of Hollywood extends along the A435 Alcester Road and gives access to the motorway network (M42, M40 and M5) affording ease of access to central Birmingham, Birmingham (New Street) Railway Station, Birmingham International Airport, the NEC, the West Country and indeed the wider national motorway network.



Description

2 Houndsfield Court is a spacious barn conversion set on the outskirts of Wythall offering accommodation briefly comprising: Attractive entrance hallway with Brazilian hardwood flooring, cloakroom, study, spacious kitchen/diner with Porcelanosa units, Krypton worktops & Miele appliances, generous open plan sitting/dining room with original beams, French doors and feature fireplace, spacious lounge with inglenook fireplace & log burner, stunning conservatory with natural slate flooring overlooking gardens, good sized master bedroom with luxury Villeroy & Bosch en-suite bathroom, principal double guest bedroom with original beams, two further good sized double bedrooms and family bathroom with large storage area off. Externally there are private established rear gardens frames by hedgerow and the property benefits from a separate double garage block with mezzanine storage.





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

2 Houndsfield Court, Houndsfield Lane, Wythall

Directions: From Barnt Green take the B4120 to the island with the A441. At the island with the M42 proceed onto the Motorway and after approx. 8 miles leave the motorway at Junction 3 and turn left onto the A435. Continue along this road to the island and take the third exit into the Alcester Road. Proceed along the Alcester Road for approx. ¾ of a mile and turn right into Houndsfield Lane where the property will be found approx. half a mile along on the left hand side as indicated by the agents for sale sign.

From Solihull take Monkespath Hall Road to the island and take the third exit into Whitefields Road for approx. 3 miles, continue into Widney Lane and into Longmore Road. At the island turn left into Union Road. At the island junction with the Stratford Road continue straight over into School road and turn left onto Bills Lane. Follow Bills Lane to the junction with Haslucks Green Road and turn left. Follow this road into Trueman's Heath Lane and at the island turn right into Holloway Lane. After a short distance turn right into Houndsfield Lane and the property will be found a little way along on the right hand side.

Fixtures & Fittings: Only those items expressly mentioned in the sales particulars will be included in the sale price

Local Authority: Bromsgrove District Council

Tenure: Our client advises us that the property is Freehold but prospective purchasers are advised to consult with their solicitor for verification.

Viewing: By prior appointment only with Charles Howell Estate Agents on 0121 445 2050 or 01527 572020

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Barnt Green
Tel: 0121 445 2050

These particulars are not to form part of a sale contract and may be subject to errors and/or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise to their correctness. All fixtures and fittings, chattels and other items not mentioned, are specifically excluded unless otherwise agreed within the sale contract documentation or left in situ and gratis upon completion. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, estimated square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/building regulations' matters which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase.