



24 ANN ROAD, WYTHALL, B47 6EP

OFFERS IN EXCESS OF £300,000

- **HALLWAY**
- **DINING ROOM**
- **THREE BEDROOMS**
- **LARGE REAR GARDEN**
- **NO UPWARD CHAIN**
- **LOUNGE**
- **KITCHEN**
- **BATHROOM & SEPARATE WC**
- **POTENTIAL FOR EXTENSION
SUBJECT TO PLANNING**

A traditional semi detached house requiring modernisation and refurbishment with potential for extension subject to planning in this most popular location in Wythall, ideally situated for the local amenities.

There is local schooling at nearby Meadow Green Primary and Coppice Primary and Woodrush Academy in Shawhurst Lane in Hollywood. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops on Station Road, Wythall and Drakes Cross Parade in Hollywood.

The property is just a few minutes drive or by bus to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national midlands motorway network.

There are railway stations close by in Wythall and nearby at Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

Set back from the road via a front driveway with side lawn leading up to a recessed porch, a part glazed door opens into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to lounge, dining room, kitchen and understairs cupboard

LOUNGE

14'8" into bay x 12'1" (4.47m" into bay x 3.68m")

Having bay window to the front, ceiling light point and central heating radiator

DINING ROOM

12'5" 11'1" (3.78m" 3.38m")

Having sliding patio door to the rear, ceiling light point, central heating radiator and fireplace with gas fire

KITCHEN

8'11" x 7'0" (2.72m" x 2.13m")



Having wall and base with work surface over, sink and drainer, space for electric cooker, ceiling light point, windows to the rear and side and door to the rear garden

LANDING

Having window to the side, ceiling light point, loft access and doors to three bedrooms, bathroom and separate WC

BEDROOM 1

14'8" into bay x 11'1" (4.47m" into bay x 3.38m")

Having bay window to the front, ceiling light point and central heating radiator

BEDROOM 2

12'5" x 11'1" (3.78m" x 3.38m")

Having window to the rear, ceiling light point and central heating radiator

BEDROOM 3

8'7" x 7'3" (2.62m" x 2.21m")

Having window to the front and ceiling light point

BATHROOM



having panelled bath, pedestal wash hand basin, ceiling light point, airing cupboard and window to the rear

SEPARATE WC

Having low level WC, ceiling light point and window to the side

SIDE GARAGE

16'4" x 7'6" (4.98m" x 2.29m")

Having light and power, door to the rear garden and up and over door to the front

REAR GARDEN

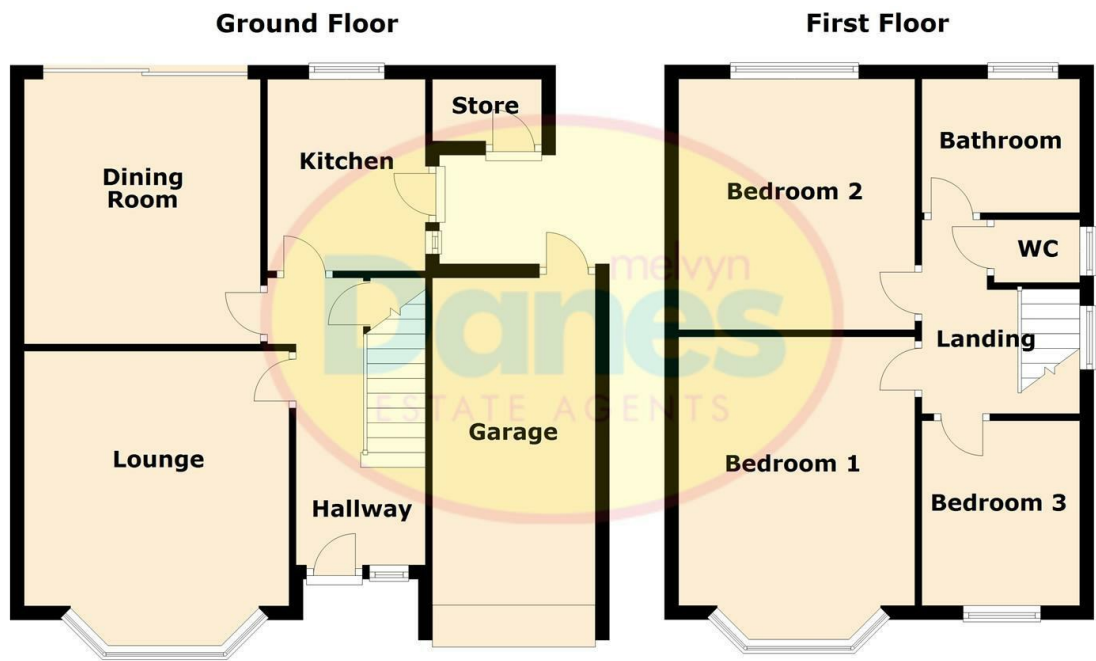


Having patio area leading to lawn with flower and shrub borders, fencing and hedges to boundaries and outside brick store with central heating boiler



Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contact.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.

