



54 SILVER STREET, WYTHALL, B47 6LZ

OFFERS IN EXCESS OF £475,000

- **CANOPY PORCH**
- **DUAL ASPECT LOUNGE**
- **KITCHEN**
- **THREE BEDROOMS**
- **FRONT & REAR GARDENS**
- **HALLWAY/DINING AREA**
- **EXTENDED GARDEN ROOM**
- **UTILITY & GROUND FLOOR WC**
- **REFITTED BATHROOM**
- **GATED FRONT DRIVEWAY**

Situated in this most convenient location with gated access from the roadside this very well presented and extended period cottage on Silver Street in Wythall dating back to 1760 retains many original features with open fireplace and exposed beams, offering most individual accommodation close to the amenities of Wythall and Hollywood.

The property is located close to well regarded primary and senior schooling in Wythall and Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access along the Alcester Road to Birmingham City Centre and its surrounding suburbs and back towards Redditch. Both of which offer a wide selection of shops and hosterries. Junction 3 of the M42 is close by which forms the hub of the midlands motorway network.

Drakes Cross Parade offers a selection of local shops and services and is found directly on the Alcester Road just a short distance away. Local doctors are available both in Wythall and Hollywood and Wythall Park offers extensive social, leisure and sporting events within it's 37 acres.

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

With electronic gated access form the roadside to a block paved driveway with lawned fore garden, original well and canopy porch with lantern light, a solid wooden door opens into the

HALL / DINER



Having windows to the front and side, seating area, four wall light points, central heating radiator, tiled flooring and doors to the ground floor wc, utility and kitchen

LOUNGE 20'6" into bay x 10'6" (6.25m" into bay x 3.20m")



Having bay window to the front and window and door to the rear garden, four wall light points, two central heating radiators, exposed beams, brick fireplace with open fire and door into the



KITCHEN

14'1" x 12'4" into inglenook (4.29m" x 3.76m" into inglenook)



Having a traditional range of wall and base units with work surfaces over, inset sink and drainer with mixer tap, integrated dishwasher and fridge, brick Inglenook with gas Rangemaster Aga cooker, exposed beams and brickwork, wall and floor tiling, wall light point, recessed ceiling spot lights, understairs storage cupboards and door to the hallway and inner hall with stairs to first floor accommodation and



EXTENDED GARDEN ROOM

19'9" x 13'0" (6.02m" x 3.96m")



Having vaulted ceiling with Velux windows, six wall light points, central heating radiator, windows to the side and tri fold doors to the rear garden

UTILITY ROOM

Having ceiling light point, space for washing machine, tumble dryer and fridge freezer, Belfast sink, wall mounted central heating boiler, tiled flooring and double doors to the side

GROUND FLOOR WC

Having low level WC, wash hand basin, ceiling light point and window to the rear

LANDING

Having recessed ceiling spot lights, central heating radiator and doors to three bedrooms, refitted bathroom and storage cupboards

BEDROOM 1

16'11 into bay x 10'7 (5.16m into bay x 3.23m)



Having box bay windows to the front and rear, two ceiling light points and central heating radiator

BEDROOM 2
11'3 x 9'4 (3.43m x 2.84m)



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

BEDROOM 3
13'1 x 10'8" into bay (3.99m x 3.25m" into bay)



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

REFITTED BATHROOM
11'2" x 6'5 (3.40m" x 1.96m)



Having a free standing claw foot rolled top bath, shower enclosure, low level WC, pedestal wash hand basin, recessed ceiling spot lights, central heating radiator and windows to the rear and side

REAR GARDEN



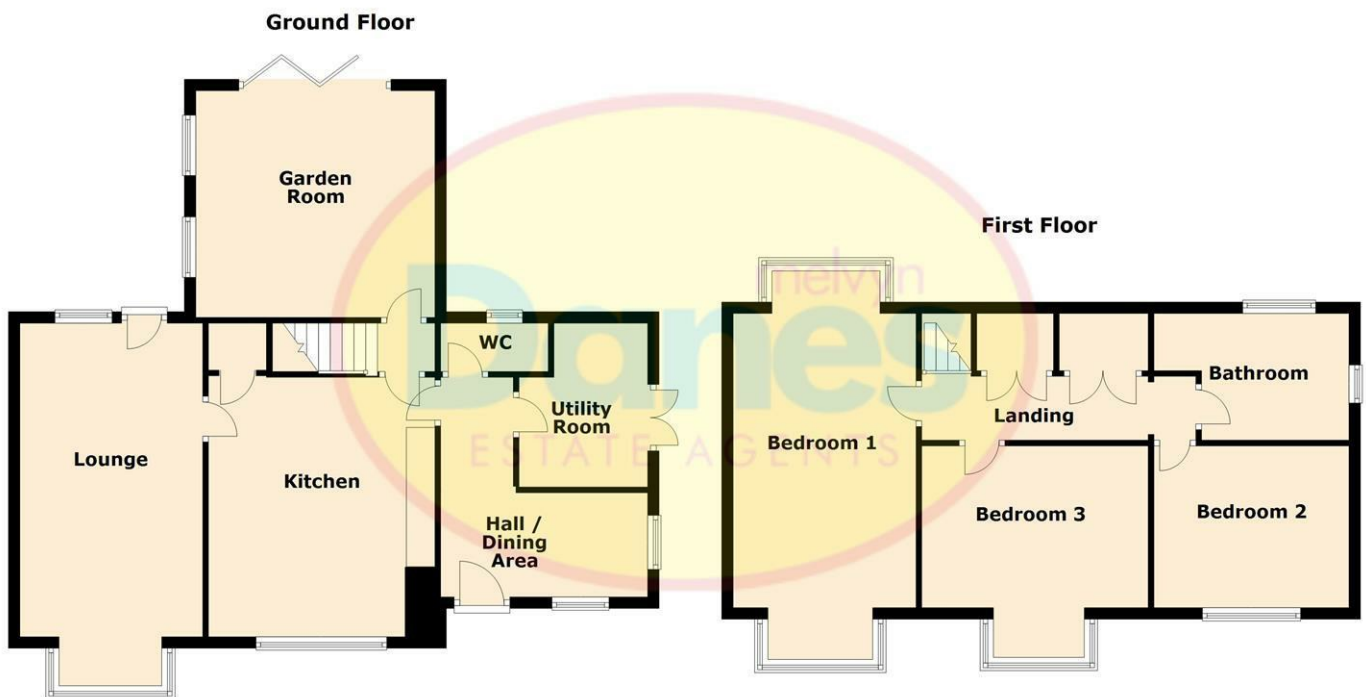
Having paved patio area leading to artificial lawn with raised sleeper flower and shrub borders, fencing to boundaries and open access to teh side courtyard and driveway





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	