



8 BUNNY COURT STATION ROAD, WYTHALL, B47 6AY

40% SHARED OWNERSHIP £120,000

- HALLWAY
- MODERN KITCHEN
- THREE GENEROUS BEDROOMS
- SIDE PARKING FOR TWO CARS
- 100% SHARE FREEHOLD UPON COMPLETION
- GUEST CLOAKS WC
- LOUNGE DINER
- MODERN BATHROOM
- REAR GARDEN
- DECEPTIVELY SPACIOUS

Built by Miller Homes just four years ago this deceptively spacious three bedroom semi detached house is ideally situated to take advantage of the local amenities, transport and schooling in the villages of Wythall and Hollywood.

Close to primary schooling at Meadow Green off Station Road, Coppice infant and junior and senior schooling at Woodrush which are both sited in Shawhurst Lane in Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham.

An ideal location therefore, for this modern semi detached property which is set back from Station Road via a slip road with parking bays, number 8 has side driveway with parking for two cars, a composite front door opens into the

HALLWAY

Having staircase rising to the first floor accommodation, oak flooring, central heating radiator, understairs storage cupboard, ceiling light point and doors opening into lounge and

GUEST CLOAKS WC



Having low level WC, pedestal wash hand basin, central heating radiator and ceiling light point

MODERN KITCHEN 9'6" x 9'4" (2.90m" x 2.84m")



Having a modern range of wall, drawer and base mounted units with work surfaces over incorporating one and half sink and drainer with mixer tap, four ring gas hob with extractor over and electric oven beneath, space for fridge freezer and washing machine, ceramic wall tiles, recessed ceiling spot lights and UPVC double glazed window to the front

LOUNGE DINER 17'4" max x 12'7" (5.28m" max x 3.84m")



Having UPVC double glazed French doors to the rear garden, central heating radiator, two ceiling light points and further UPVC double glazed window to the side

LANDING

The first floor is approached from the hall by a staircase which leads to the LANDING having ceiling light point and doors leading off to THREE BEDROOMS & MODERN BATHROOM

BEDROOM 1
17'2" x 12'5" max (5.23m" x 3.78m" max)



Having UPVC double glazed window to the front, central heating radiator, ceiling light point and hanging rail space over bulkhead

BEDROOM 2
11'7" x 10'3" max (3.53m" x 3.12m" max)



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

BEDROOM 3
9'1" x 6'11" max (2.77m" x 2.11m" max)

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

MODERN BATHROOM



Having bath with shower over, low level WC, pedestal wash hand basin, ceramic wall tiles, recessed ceiling spot lights and central heating radiator

REAR GARDEN

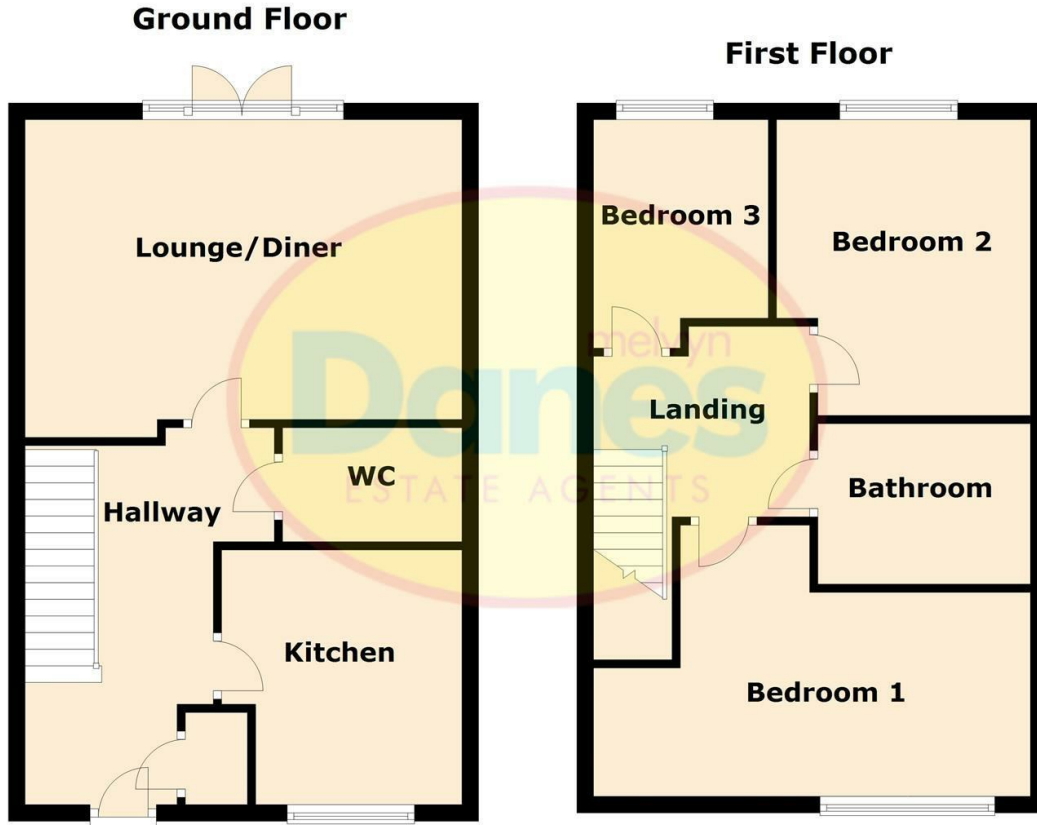


Having paved patio leading to lawn with timber shed with further patio to the rear, fencing to boundaries and gated side access



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 contract.

TENURE The property is currently part ownership leasehold.

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			95
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	