



43 BARKERS LANE, WYTHALL, B47 6BY

OFFERS AROUND £575,000

- PORCH
- LOUNGE
- KITCHEN & UTILITY
- FOUR GROUND FLOOR BEDROOMS & REFITTED BATHROOM
- LARGE LOW MAINTENANCE REAR GARDEN
- HALLWAY
- DINING ROOM
- FAMILY ROOM
- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE
- EXTENSIVE GRAVEL DRIVEWAY

Situated in this most desirable semi rural location in Wythall, this well presented and appointed detached bungalow offers generous and most versatile accommodation.

The property is located close to primary schooling at Meadow Green Infant and Junior School in Wythall and senior schooling at Woodrush Senior School in Shawhurst Lane, 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 hostelryes. 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. 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.

An ideal location therefore, for this well appointed detached property which is situated back from the road behind an extensive gravel front driveway which gives access to the

PORCH

Having ceiling light point and UPVC double glazed door into the

HALLWAY

Having four ceiling light points, central heating radiator and doors to lounge, kitchen, four bedrooms and refitted bathroom

LOUNGE

15'0" into bay x 12'5" (4.57m" into bay x 3.78m")



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

KITCHEN

17'6" x 14'1" max (5.33m" x 4.29m" max)



Having a modern range of base units with work surfaces over incorporating sink and drainer with mixer tap, space for range cooker, ceiling light point, recessed ceiling spot lights, central heating radiator, UPVC double glazed window to the front, two Velux windows, open access into the family room and door into the

UTILITY

Having works surface with space for washing machine and tumble dryer, wall mounted central heating boiler, ceramic wall tiles and ceiling light point

FAMILY ROOM

14'0" x 12'4" (4.27m" x 3.76m")



Having three wall light points, ceiling light point, central heating point and UPVC double glazed full width windows and double doors to the rear garden

BEDROOM 2

14'4" into bay x 12'4" (4.37m" into bay x 3.76m")



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

BEDROOM 3 / DINING ROOM

15'4" into bay x 10'3" (4.67m" into bay x 3.12m")

Having UPVC double glazed bay window to the rear, ceiling light point, central heating radiator and stairs to first floor accommodation

BEDROOM 4

13'7" into bay x 11'2" (4.14m" into bay x 3.40m")

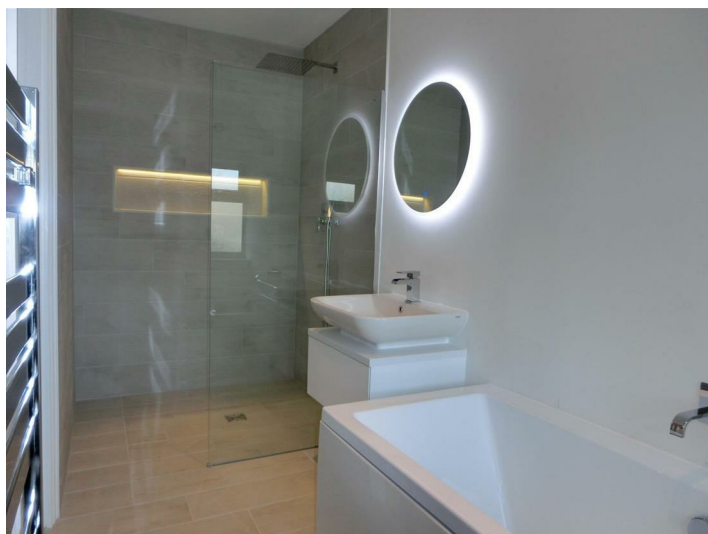
Having UPVC double glazed bay window to the rear, ceiling light point and central heating radiator

BEDROOM 5

11'2" x 6'9" (3.40m" x 2.06m")

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

REFITTED BATHROOM



Having double ended bath, large walk in shower enclosure with waterfall shower head, low level WC, wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed windows to the rear

MASTER BEDROOM

17'5" x 17'1" (5.31m" x 5.21m")



Having two Velux windows, four ceiling light points, central heating radiators, built in wardrobes and doorways to dressing room and

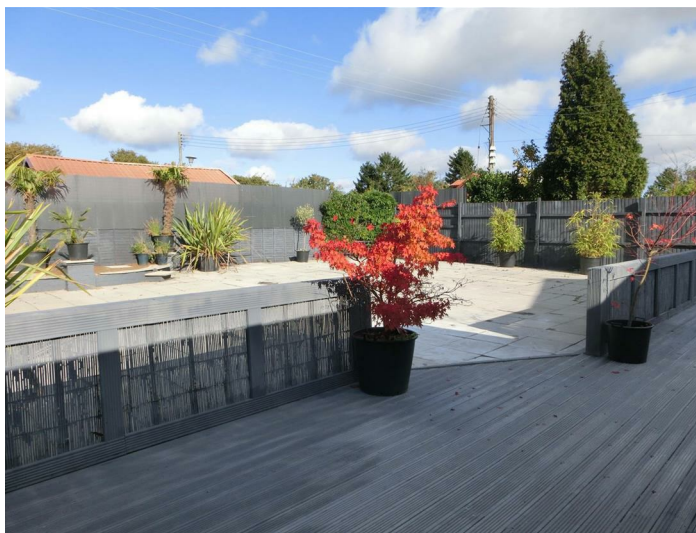
EN SUITE

Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall tiles, ceiling light point and Velux window

DRESSING ROOM

Having ceiling light point and window to the side

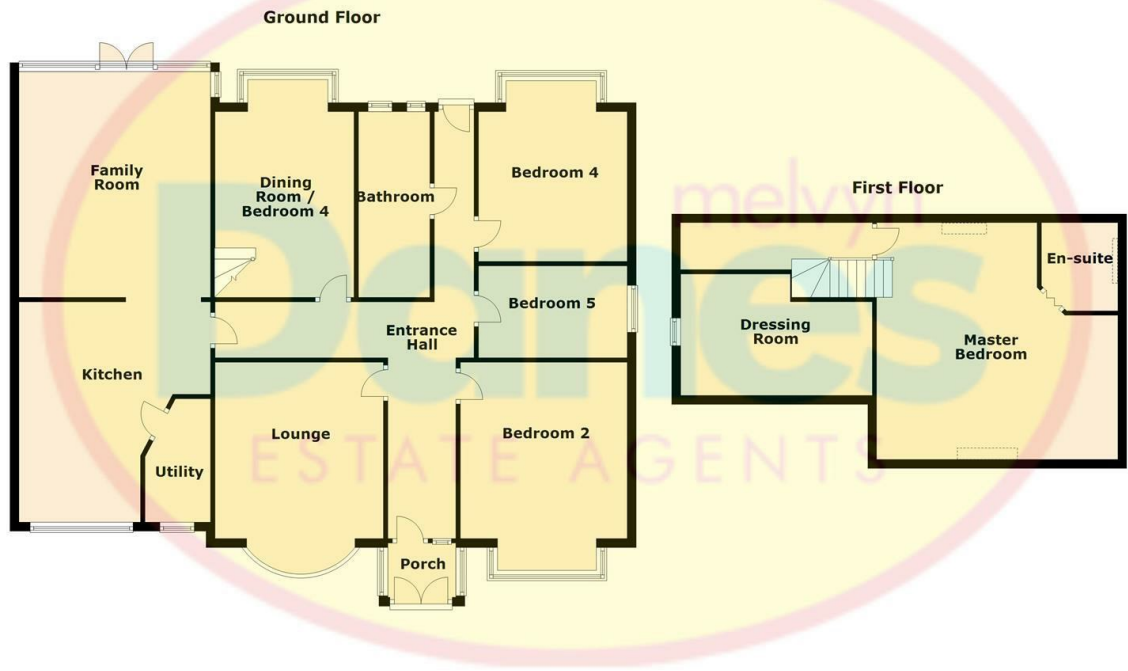
REAR GARDEN



Having decked patio with balustrade leading to paved area for ease of maintenance, 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 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.

