



Alcester Road, Wythall, Birmingham, B47 6JR | £315,000  
Two Bedroom semi Detached Cottage

**Features:**

- Two Bedrooms
- Two Reception Rooms
- Kitchen/Diner
- Guest WC
- Detached Garage

**Summary:**

A characterful two bedroom semi detached cottage situated in the village location of Wythall.

**Description:**

A wonderfully characterful cottage with some original features such as exposed beams. The ground floor accommodation comprises of:- a spacious lounge with a bay window and feature fireplace with wooden beam over, a traditional fitted kitchen with space for free standing appliances and a separate dining area for convenient use, a second reception room for more formal dining use, guest WC and a wet room. The first floor offers a spacious master bedroom with built in wardrobes and separate dressing area, a well proportioned second bedroom and main bathroom with a roll top bath, sink and WC.

**Outside:**

This property has a pleasant and well maintained garden, largely laid to lawn with a separate seating area edged with sleepers. There is also access to the detached garage.

**Location:**

The village location of Wythall is located approximately 14 miles from both the town centres of Redditch and Bromsgrove, with its own local amenities and primary school.



**Garage:**

9' 8" x 17' 11" (2.95m x 5.47m)

**Lounge:**

14' 11" x 14' 1" (4.57m x 4.30m) max

**Dining Room:**

11' 11" x 10' 8" (3.65m x 3.26m)

**Kitchen/Diner:**

21' 11" x 10' 1" (6.70m x 3.09m) max

**WET ROOM**

7' 1" x 5' 5" (2.18m x 1.67m)

**WC**

3' 6" x 5' 6" (1.09m x 1.69m)

**Stairs To First Floor Landing**

**Master Bedroom:**

11' 10" x 18' 6" (3.62m x 5.66m) max

**Bedroom Two:**

7' 1" x 18' 3" (2.16m x 5.57m)

**Bathroom:**

6' 6" x 8' 7" (1.99m x 2.62m)

**EPC:** E

**Council Tax Band:** C

**Tenure:** Freehold

For more information on Alcester Road or to arrange a viewing, please call the Redditch Office on 01527 540 654



Ground Floor



Ground Floor



First Floor



First Floor



Total Area Excluding Garage  
Approx  
98.4 sq m  
1059.2 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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