



# Franklin Close, Wythall

## Offers Around £450,000

- ENTRANCE HALLWAY
- LOUNGE
- UTILITY & WC
- THREE FURTHER BEDROOMS
- REAR GARDEN
- STUDY
- MODERN KITCHEN DINER
- MASTER BEDROOM WITH EN SUITE
- MODERN BATHROOM
- FRONT DRIVEWAY

Built by Messrs Taylor Wimpey to The Highclere design, this modern detached family home on the popular Cornfields development in Wythall just off Selsdon Close beautifully maintained and improved by the current owners.

Situated in this most desirable location, on this sought after development close to well regarded schooling at Meadow Green primary or Coppice Infant and Junior and senior schooling at Woodrush Secondary which are sited in Shawhurst Lane. (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.

The village of Wythall has its own railway station which is within walking distance of the property and offers commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham.

The property is situated within easy access to Shirley with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole.

Set back from the road via a tarmac front driveway, a composite front door opens into the

### **ENTRANCE HALLWAY**

Having staircase to the first floor accommodation, ceiling light point, under stairs storage, central heating radiator and doors to the lounge, modern kitchen diner and

### **GUEST CLOAKS WC**

Having low level WC, wash hand basin, ceiling light point and door to the utility

### **STUDY**

#### **8'9 x 8'0 max (2.67m x 2.44m max)**

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

### **LOUNGE**

#### **15'1 x 11'3 (4.60m x 3.43m)**



Having UPVC double glazed French doors to the rear, ceiling light point, central heating radiator

### **MODERN KITCHEN DINER** **17'9 x 7'9 (5.41m x 2.36m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with extractor over and oven beneath, integrated fridge freezer and dish washer, ceramic wall tiles, two ceiling light points, central heating radiator and UPVC double glazed double doors to the rear garden

### **UTILITY**

Having a modern range of wall and base units with work surfaces over incorporating sink and drainer with mixer tap, integrated washing machine, ceiling light point, central heating radiator and UPVC double glazed window to the side

### **LANDING**

The first floor is approached from the hall by a staircase with ceiling light point, loft access and doors leading off to MASTER BEDROOM, THREE FURTHER BEDROOMS & FAMILY BATHROOM

### **MASTER BEDROOM**

#### **13'6 x 11'1 max (4.11m x 3.38m max)**



Having UPVC double glazed window to the front, central heating radiator, ceiling light point, built in wardrobes and door into

## EN SUITE



Having shower enclosure, low level WC, pedestal wash hand basin, ceramic wall tiles, heated towel rail, ceiling light point and UPVC double glazed window to the side

## BEDROOM 2

**13'4 x 8'5 (4.06m x 2.57m)**



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

## BEDROOM 3

**10'10 x 8'1 (3.30m x 2.46m)**

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

## BEDROOM 4

**9'7 x 8'7 (2.92m x 2.62m)**

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

## MODERN BATHROOM



Having panelled bath with shower over, pedestal wash hand basin, low level WC, ceramic wall tiles, heated towel rail, ceiling light point and UPVC double glazed window to the rear

## FRONT STORE

**8'8 x 8'0 (2.64m x 2.44m)**

Having light and power, wall mounted central heating radiator and up and over door to the front driveway

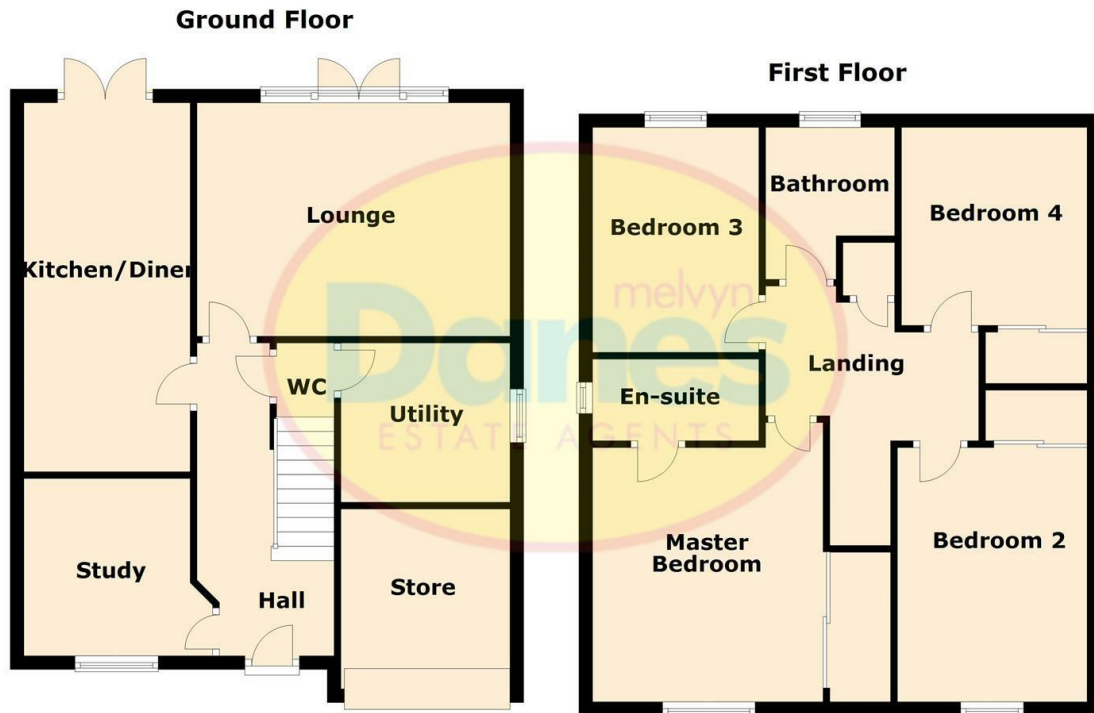
## REAR GARDEN



Having paved patio leading to lawn with 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.



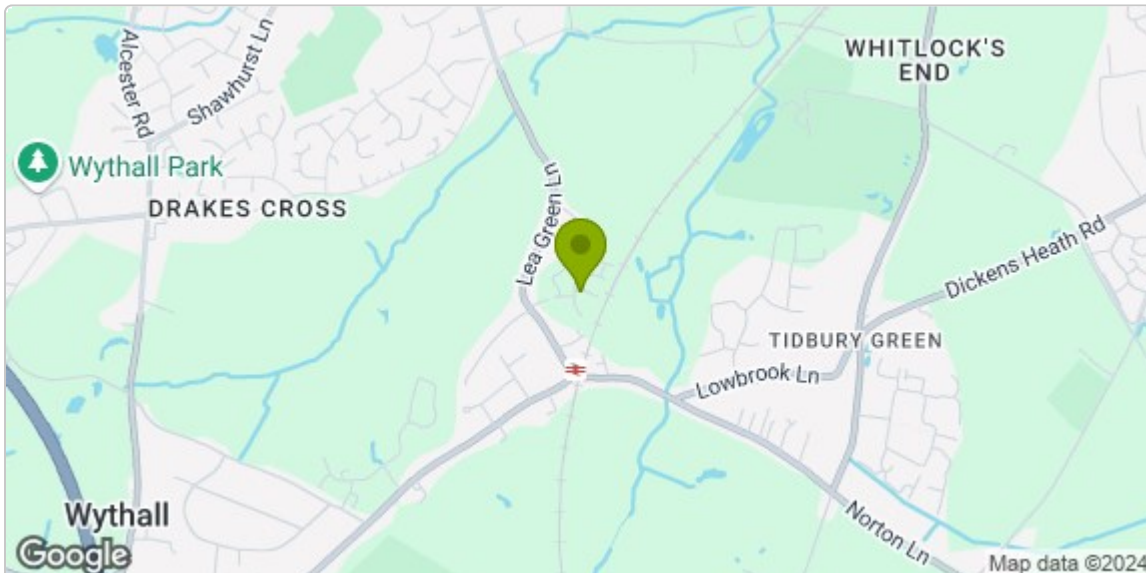
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
3 Franklin Close Wythall  
Wythall B47 6AL

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	