



# Houndsfield Mews, Wythall

## Offers Around £295,000

- HALLWAY
- LARGE LOUNGE DINER
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- PARKING TO THE FRONT & REAR
- MODERN REFITTED KITCHEN
- CONSERVATORY
- MODERN BATHROOM
- GARAGE EN BLOC
- INTERNAL INSPECTION ESSENTIAL

Situated in this most desirable location this well presented and appointed end mews property built in the 1990's with pleasant views of the local countryside to the fore and close to the local amenities of Wythall and Hollywood.

There is well regarded schooling at Meadow Green, Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs. 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.

Set back from the road via a walled tarmac driveway with allocated parking to the front and further parking and garage to the rear, a UPVC double glazed front door opens into the

### HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors to the kitchen and lounge

### REFITTED KITCHEN DINER 10'10 x 8'4 max (3.30m x 2.54m max)



Having a modern range of wall, drawer and base units with butchers block work surfaces over incorporating sink and drainer with mixer tap, induction hob with extractor over and oven below, space for fridge freezer and washing machine, ceiling light point, central heating radiator, wall mounted central heating boiler and UPVC double glazed window to the front

### LARGE LOUNGE DINER 19'4 x 11'10 (5.89m x 3.61m)



Having two ceiling light points, two central heating radiators, stone fireplace with inset gas fire and double doors into the

### CONSERVATORY



Having tiled floor and UPVC double glazed windows and double doors to the rear garden

### LANDING

Having ceiling light point, loft access and doors to two double bedrooms and bathroom

**BEDROOM 1**  
**12'1 x 11'11 (3.68m x 3.63m)**

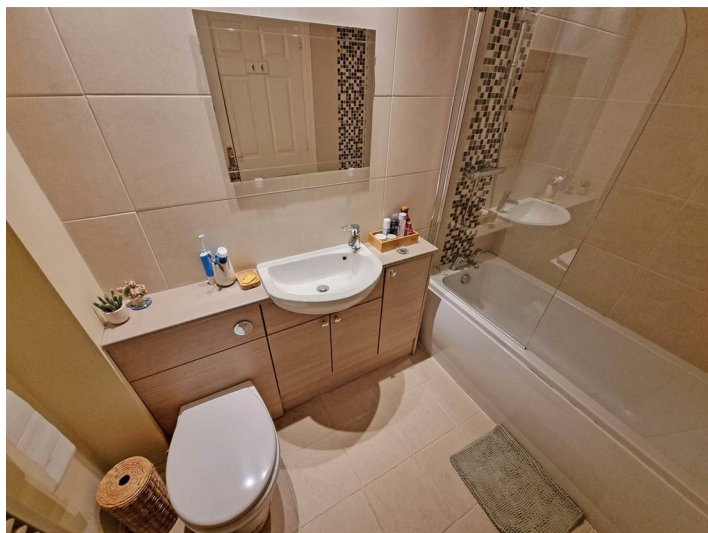


Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

**BEDROOM 2**  
**11'10 x 10'4 max (3.61m x 3.15m max)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and over bulk head storage cupboard

**MODERN BATHROOM**



Having bath with shower over and glazed side screen, wash hand basin in vanity unit with low level WC and concealed cistern, ceramic wall and floor tiles, recessed ceiling spot lights and heated towel rail

**PRIVATE REAR GARDEN**



Having paved patio leading to shaped lawn with gravel footpath, fencing to boundaries and gated rear access to garage and further parking

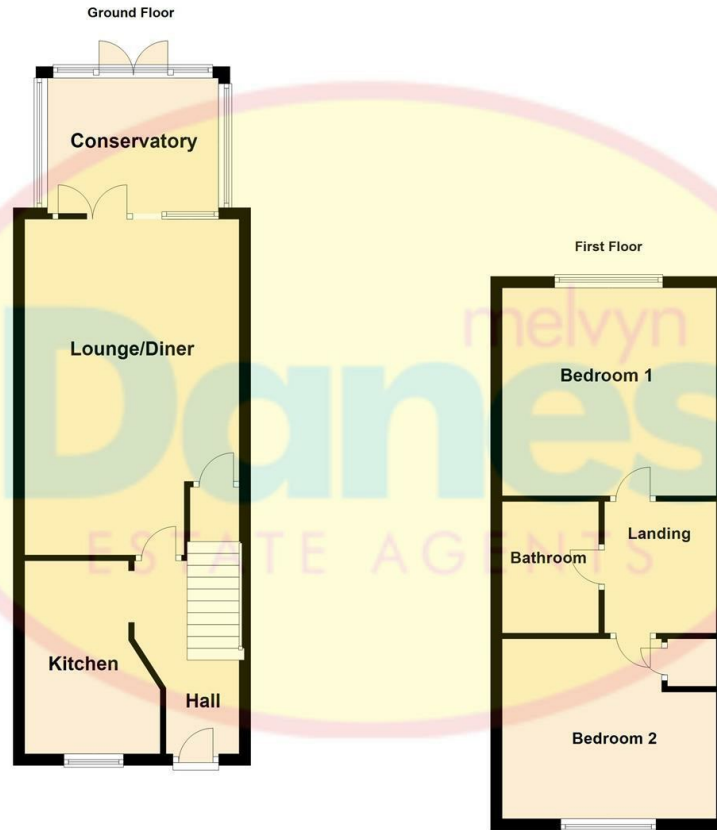
**GARAGE**

Having up and over door to the front

**ALLOCATED PARKING TO THE FRONT**

## 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.



### COUNCIL TAX BAND - D

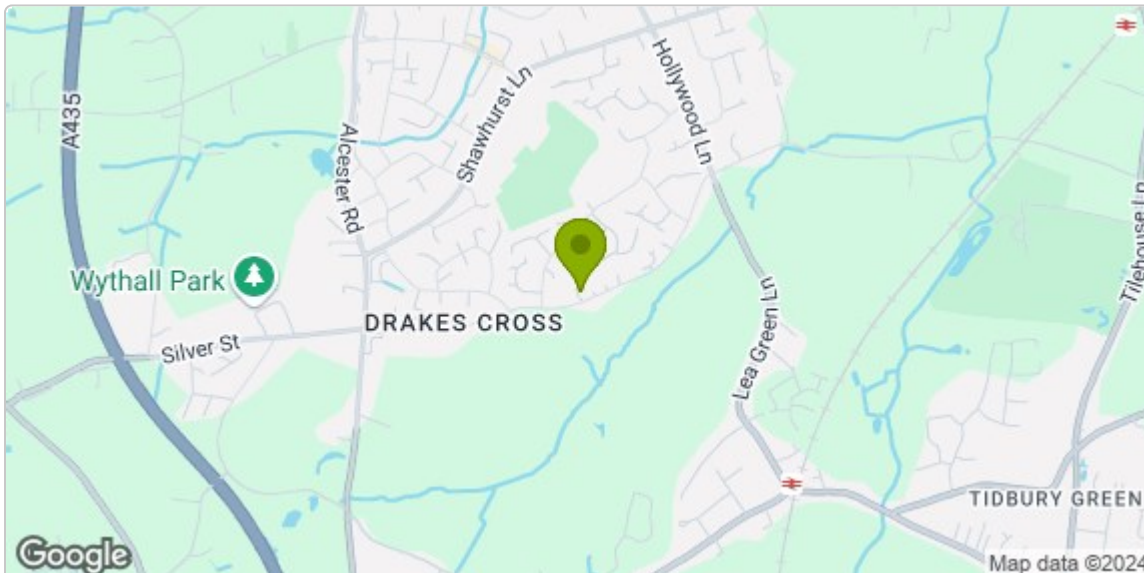
**TENURE** We are advised that the property is Leasehold with a peppercorn lease of 971 years remaining.

**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 should 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.



**Full Postal Address:**  
1 Houndsfield Mews Wythall  
B47 6LE

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(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	

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