



Crabmill Lane, Kings Norton

Offers Around £350,000

- ENTRANCE HALLWAY & GUEST CLOAKS
- LOUNGE
- WC
- DINING ROOM
- KITCHEN DINER
- FOUR BEDROOMS
- LARGE REAR GARDEN & FRONT DRIVEWAY
- ADDITIONAL RECEPTION ROOM
- UTILITY/STORE
- FAMILY BATHROOM
- EXTENSION POTENTIAL SUBJECT TO PLANNING

Requiring modernisation and repair this extended four bedrooms detached house has further extension potential in this popular and convenient location on the edge of Wythall and Hollywood within this rural location yet close to the amenities of the surrounding area.

Local bus services operate along Maypole Lane, Druids Lane and Alcester Road providing access to Redditch, Birmingham, Shirley and Solihull town centres and the surrounding suburbs. There is a railway station at Yardley Wood and Wythall offering services to Birmingham and Stratford-upon Avon. Shopping facilities are in close proximity at the Maypole Island where there is a large Sainsburys supermarket and other retail stores.

There is easy access to the A435 Alcester Road which runs into Birmingham City Centre in one way and giving access to Redditch and the M42 Motorway at Junction 3 in the other. The M42 forms part of the Midland Motorway network with motorway links to the M5, M40 & M6 directly off forming the hub of the midlands motorway networks.

Local well regarded primary and secondary schools can be found close by however any interested party is advised to seek confirmation through the local education department at Bromsgrove.

Set back from the road via a generous, wide, fenced front driveway, a wooden front door opens into the hallway with doors to three reception rooms, there is a kitchen diner, utility/store room and the first floor offers four bedrooms and family bathroom, the large, mature rear garden edges the local countryside offering a very rural feel to the rear. Now requiring some repair and modernisation throughout this property set on a large plot has huge potential for further extension subject to planning.

ENTRANCE HALLWAY

GUEST CLOAKS WC

LOUNGE

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



2ND RECEPTION ROOM

20'5 x 8'7 max (6.22m x 2.62m max)

DINING ROOM

19'0 max x 12'5 max (5.79m max x 3.78m max)



KITCHEN DINER

25'4 x 8'2 (7.72m x 2.49m)



UTILITY/STORE

20'2 x 5'10 (6.15m x 1.78m)

LANDING

BEDROOM 1

15'5 x 11'2 (4.70m x 3.40m)



BEDROOM 2
12'6 x 10'9 (3.81m x 3.28m)



BEDROOM 3
12'2 x 8'3 (3.71m x 2.51m)

BEDROOM 4
7'5 x 6'6 (2.26m x 1.98m)

FAMILY BATHROOM

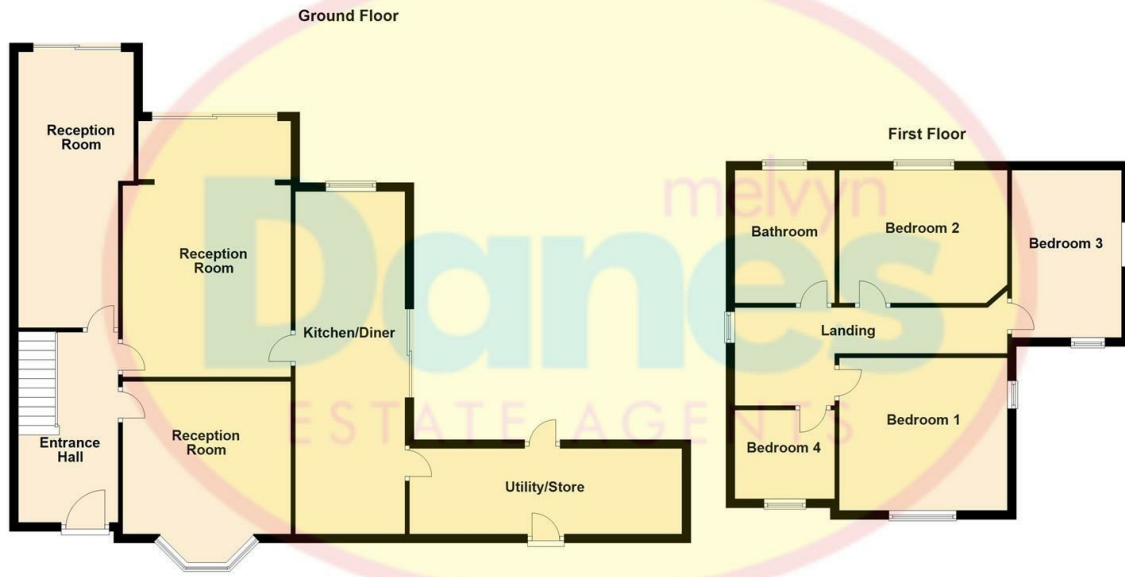


LARGE REAR GARDEN



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.



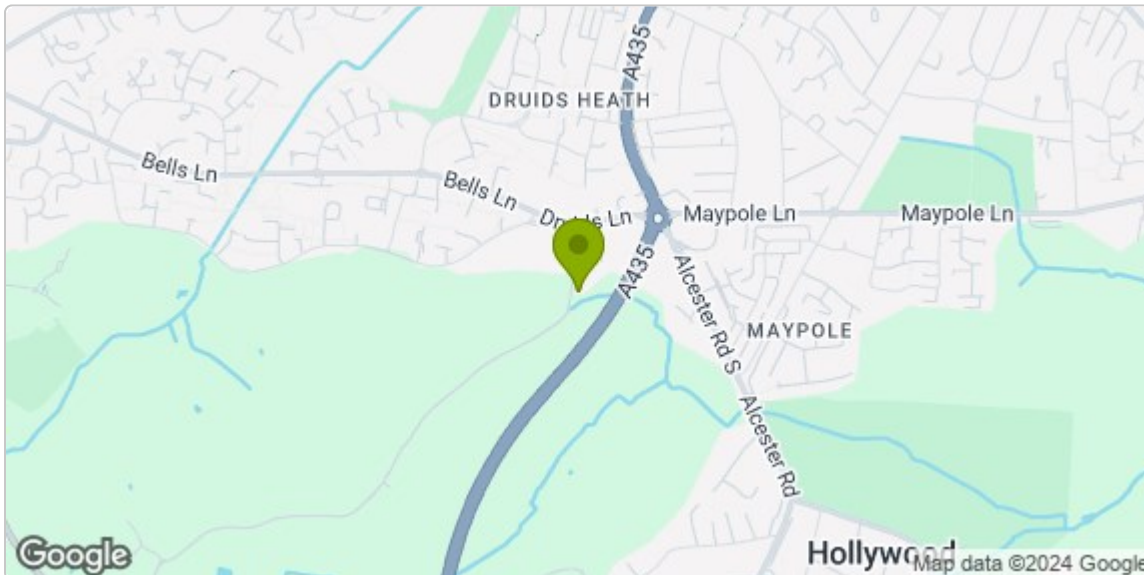
TENURE: We are advised that the property is Freehold

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:
40 Crabmill Lane Kings Norton
Birmingham B38 0HA

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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