



# Meadow Road, Wythall

## Offers Around £370,000

- PORCH
- LOUNGE & DINING ROOM
- UTILITY & WC
- BATHROOM
- FRONT DRIVEWAY & REAR GARDEN
- HALLWAY
- KITCHEN
- THREE BEDROOMS
- SIDE GARAGE
- NO UPWARD CHAIN



Situated in this popular road in Wythall, this semi detached house offers potential for extension subject to planning.

There is local primary schooling at Meadow Green Primary school and Woodrush Senior School. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops in Station Road and nearby Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated with 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, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

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 block edged tarmac driveway, a UPVC double glazed door opens into the

### **PORCH**

Having a part glazed door into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and door to the lounge, dining room and kitchen

### **LOUNGE**

**14'8 into dog leg bay x 10'11 (4.47m into dog leg bay x 3.33m)**



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

### **DINING ROOM**

**12'6 x 10'11 (3.81m x 3.33m)**



Having window and door to the rear, ceiling light point and central heating radiator

### **KITCHEN**

**11'11 max x 8'0 (3.63m max x 2.44m)**



Having wall and base units with work surfaces over, inset sink and drainer, space for cooker, ceiling light point, central heating radiator, window to the rear and door into the

### **UTILITY**

Having space for washing machine, ceiling light point, courtesy door to the garage, side entrance, two large store cupboards, ground floor WC and

### **VERANDA**

Having wall light point and windows and double doors to the rear garden

### **LANDING**

Having window to the side, ceiling light point and doors to three bedrooms and bathroom

### **BEDROOM 1**

**15'2 into dog leg bay x 10'11 (4.62m into dog leg bay x 3.33m)**



Having UPVC double glazed dog leg bay window to the front, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM 2**

**12'6 x 10'11 (3.81m x 3.33m)**

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

### **BEDROOM 3**

**8'9 x 6'11 (2.67m x 2.11m)**

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

### **BATHROOM**



Having shower enclosure, panelled bath, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed windows to the rear

### **SIDE GARAGE**

**16'8 x 7'6 (5.08m x 2.29m)**

Having light and power and up and over door to the front driveway

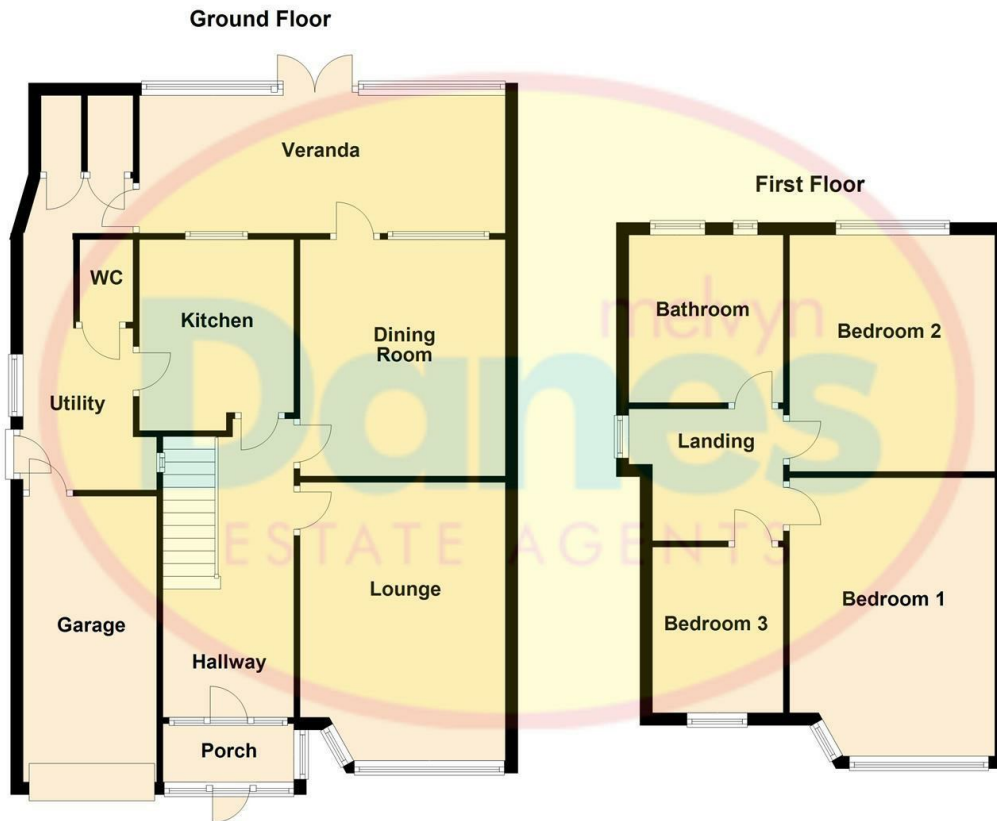
### **REAR GARDEN**

Having patio area leading to lawn with mature flower, shrub and herbaceous borders, fencing and hedges to boundaries, two timber sheds 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:** D

**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:**  
62 Meadow Road Wythall B47  
6EQ

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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