



Lea Green Drive, Wythall

Offers Around £675,000

- ENTRANCE HALLWAY
- LOUNGE & DINING ROOM
- MASTER BEDROOM SUITE WITH DRESSING ROOM & EN SUITE
- FAMILY BATHROOM
- LARGE DRIVEWAY
- STUDY
- UTILITY & GROUND FLOOR WC
- FOUR FURTHER BEDROOMS (GUEST WITH EN SUITE)
- DETACHED DOUBLE GARAGE
- INTERNAL INSPECTION RECOMMENDED

A most convenient location for this superb five bedroom detached family home offering spacious accommodation set on a generous plot in the village of Wythall.

The property is located close to well regarded primary schooling at Meadow Green and senior schooling at Woodrush Academy which is sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

Nearby is the Alcester Road which provides easy access to junction 3 of the M42 motorway forming the hub of the midlands motorway network.

Wythall has its own railway station within walking distance on Station Road itself offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the surrounding suburbs.

Local shops, services and the renowned Beckett's Farm are within walking distance and further into Shirley and Maypole with their comprehensive retail, hostelry and shopping facilities.

Further up the road is a public footpath providing pleasant walks alongside Fulford Heath Golf Club to Earlswood and beyond.

Set back from the road via private tarmac driveway, with lawned fore garden, a block paved footpath leads to a canopy porch with part glazed door into the

ENTRANCE HALLWAY

Having oak glazed turned staircase rising to the first floor accommodation, ceiling light point, central heating radiator, oak flooring and doors into the kitchen, dining room, lounge and

STUDY

11'3 into bay x 10'2 (3.43m into bay x 3.10m)

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

LOUNGE

17'3 into bay x 11'10 (5.26m into bay x 3.61m)



Having UPVC double glazed bay window to the front, two ceiling light points, two central heating radiators, oak flooring and double doors into the

DINING ROOM **10'3 x 9'9 (3.12m x 2.97m)**



Having ceiling light point, central heating radiator, oak flooring and UPVC double doors to the rear garden

MODERN KITCHEN **12'1 x 11'3 max (3.68m x 3.43m max)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, integrated appliances to include five ring gas hob with extractor over, eye level oven and microwave, fridge, freezer and dishwasher, ceramic wall and floor tiles, recessed ceiling spot lights, feature radiator, UPVC double glazed window to the front and door into the

UTILITY

Having wall and base units with work surface over, inset sink and drainer, integrated washing machine, ceiling light point, central heating radiator and doors to the side and

GROUND FLOOR WC

Having low level WC, wash hand basin in vanity unit, tiled flooring, ceiling light point, central heating radiator and UPVC double glazed window to the rear

LANDING

Having turned oak glazed staircase rising to the second floor, ceiling light point, central heating radiator and doors to four bedrooms and family bathroom

GUEST BEDROOM
18'8 max x 12'6 (5.69m max x 3.81m)



Having UPVC double glazed window to the front, two ceiling light points, central heating radiator, dressing area and door into the

EN SUITE

Having shower enclosure, low level WC, wash hand basin in vanity unit, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the front

BEDROOM 3
12'11 max x 10'0 (3.94m max x 3.05m)

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

BEDROOM 4
10'0 x 9'8 (3.05m x 2.95m)

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

BEDROOM 5
10'9 x 9'4 (3.28m x 2.84m)

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

FAMILY BATHROOM

Having panelled bath, shower enclosure, circular wash hand basin, low level WC, ceramic wall and floor tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

SECOND FLOOR LANDING

Having ceiling light point and door into the

MASTER BEDROOM SUITE
19'2 x 17'3 (5.84m x 5.26m)



Having two UPVC double glazed box bay windows to the front, recessed ceiling spot lights, four central heating radiators and doors into the dressing room and

EN SUITE



Having shower enclosure, low level WC, circular wash hand basin, recessed ceiling spot lights, heated towel rail and UPVC double glazed box bay window to the front

DETACHED DOUBLE GARAGE
17'6 x 17'1 (5.33m x 5.21m)

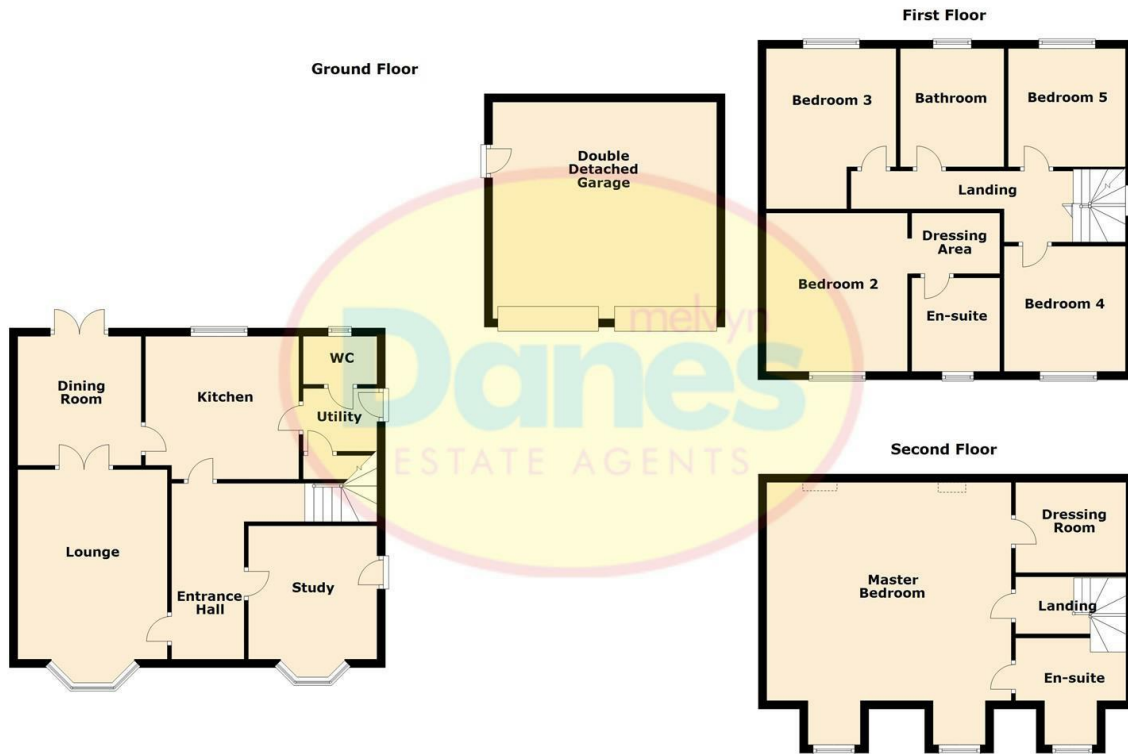
Having light and power, courtesy door to the garden and two up and over doors to the front driveway

REAR GARDEN

Having paved patio leading to lawn with gated side access and fencing to boundaries

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.



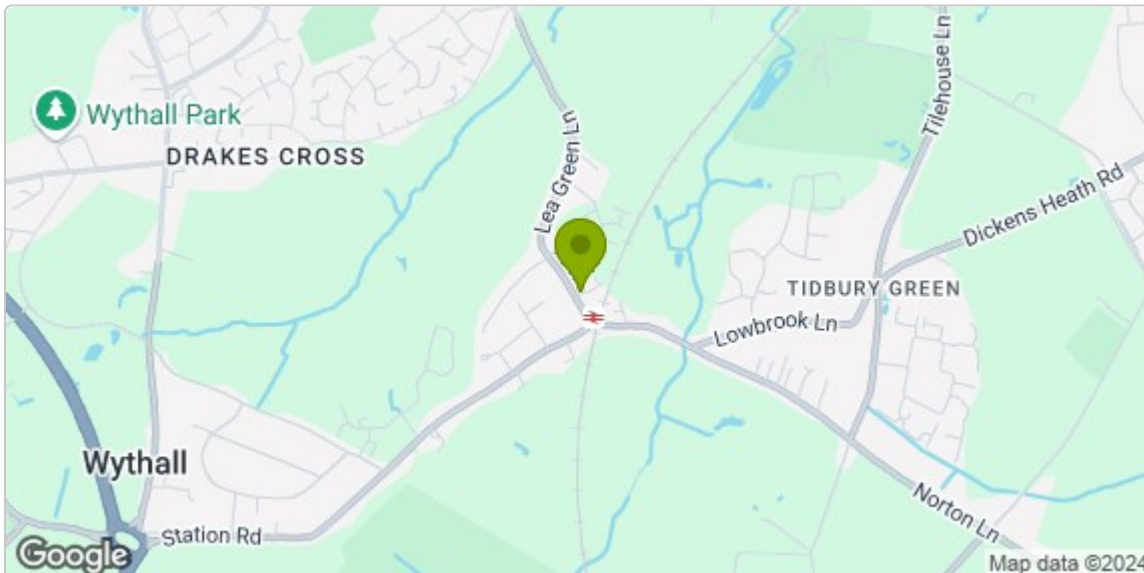
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: G

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:
20 Lea Green Drive Wythall
Wythall B47 6HD

Council Tax Band: G

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