



# Ann Road, Wythall

## Offers Around £525,000

- HALLWAY
- EXTENDED DINING ROOM
- UTILITY & GROUND FLOOR WC
- REFITTED BATHROOM
- FULL WIDTH DRIVEWAY
- LOUNGE
- EXTENDED & REFITTED KITCHEN DINER
- FOUR BEDROOMS
- LARGE REAR GARDEN
- INTERNAL INSPECTION RECOMMENDED



Situated in this most popular location, this extended and very well presented semi detached house is ideally situated to take advantage of the local amenities, transport and schooling in Wythall.

The property is located close to primary schooling at Meadow Green on Station Road, Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane in nearby Hollywood. (Education facilities are subject to confirmation from the Education Department). There is easy access to the Alcester Road which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway networks.

Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham, Shirley and Redditch.

Local convenience stores and other retailers can be found close by on Station Road and Drakes Cross Parade on the Alcester Road, Becketts farm is within walking distance and further on to Maypole where one will find Sainsbury's and other outlets.

Set back from the road via a full width tarmac driveway, UPVC double glazed double doors open directly into the

### **PORCH**

Having tiled floor, wall light point and oak door into the

### **HALLWAY**

Having ceiling light point, central heating radiator, oak wooden flooring, staircase rising to the first floor accommodation and doors opening to the understairs cupboard, study, lounge, dining room and extended kitchen diner

### **STUDY**

**14'2 x 6'5 (4.32m x 1.96m)**

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

### **LOUNGE**

**13'10 into bay x 12'1 (4.22m into bay x 3.68m)**



Having UPVC double glazed bay window to the front, three wall light points, central heating radiator and wooden fireplace with inset gas fire and tiled hearth

### **DINING ROOM**

**12'7 x 11'0 (3.84m x 3.35m)**



Having three wall light points, central heating radiator, oak wooden flooring, brick feature exposed chimney with inset dual fuel log burner and open access into the



### **SUPERB EXTENDED KITCHEN DINER**

**25'9 x 10'3 (7.85m x 3.12m)**



Having three ceiling light points, central heating radiator and being refitted with a range of Shaker style wall, drawer and base storage units with Butchers block work surfaces over,

incorporating inset twin Belfast sink, space for range cooker with extractor over, further space for dishwasher and fridge freezer, ceramic tiled floor to the kitchen area and oak wooden flooring to the dining area, UPVC double glazed windows and door to the rear garden, further French doors to the rear garden from the dining area and door opening into the



### UTILITY

Having ceiling light point, central heating radiator, ceramic tiled floor, wall and base with work surface over with inset sink, space and plumbing for washing machine and tumble dryer, UPVC double glazed door to the rear garden and further door into

### GUEST CLOAKS WC

Having low level WC, wash hand basin, ceramic tiled flooring, ceiling light point and central heating radiator

### LANDING

The first floor is approached from the hall by a staircase which leads to the LANDING having ceiling light point, loft access and doors leading off to FOUR BEDROOMS & FAMILY BATHROOM

### BEDROOM 1

**14'7 into bay x 11'1 (4.45m into bay x 3.38m)**



Having UPVC double glazed bay window to the front, central heating radiator, ceiling light point and built in wardrobes providing hanging rails and shelved storage

### BEDROOM 2

**12'8 x 11'1 (3.86m x 3.38m)**

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

### BEDROOM 3

**14'4 max x 12'3 max (4.37m max x 3.73m max)**

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

### BEDROOM 4

**11'11 x 6'6 (3.63m x 1.98m)**

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

### REFITTED FAMILY BATHROOM



Having free standing rolled top claw foot bath, shower enclosure, pedestal wash hand basin, low level WC, ceramic wall and floor tiles, heated towel rail, recessed ceiling spot lights and UPVC double glazed window to the rear

### REAR GARDEN

Having paved patio leading to lawn with mature outlook, fencing and hedges 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:**  
11 Ann Road Wythall  
Birmingham B47 6EP

**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		
	71	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	