



smarthomes



- A Well Presented Detached Dormer Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen

Norton Lane, Wythall, Birmingham, B47 6HA

£530,000

An extended & well presented detached dormer bungalow in a convenient location for Wythall Train Station, benefitting from; four double bedrooms, lounge, modern breakfast kitchen, dining room, utility, ground floor bathroom, en-suite shower room, first floor shower room, generous rear garden, double garage and off road parking.  
Council Tax Band – E. EPC Rating – 45 (E)





## Property Description

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.



The property has gated access leading through to a paved driveway providing generous off road parking extending to garaging and UPVC double glazed door leading through to





### Enclosed Porch

With double glazed windows, lighting, useful storage cupboard and oak door with glazed panels leading through to

### Entrance Hallway

With ceiling light point, radiator, coving to ceiling, wood effect herringbone flooring, stairs leading to the first floor accommodation and oak doors leading off to



### Lounge to Front

15' 5" x 11' 9" (4.7m x 3.6m) With double glazed bay window to front elevation, ceiling light point, radiator, wall lighting and log burning stove with tiled hearth

### Ground Floor Bathroom

8' 10" max x 4' 11" (2.7m x 1.5m) Being fitted with a three piece white suite comprising; freestanding bath with centralised taps, low flush WC and vanity wash hand basin, with tiling to water prone areas, tiled flooring, ladder style radiator, LED mirror, extractor and spot lights to ceiling



### **Modern Kitchen to Front**

10' 9" x 9' 2" (3.3m x 2.8m) Being fitted with a modern range of handle-less, high gloss wall, drawer and base units incorporating wine rack with complementary Quartz work surfaces, inset sink with mixer tap, Metro style tiling to splashback areas, space for gas cooker with extractor canopy over, space and plumbing for dishwasher, space for fridge freezer, wood effect breakfast bar seating area, wood effect flooring, radiator, feature ceiling lighting, coving to ceiling, double glazed window to front elevation and opening through to

### **Dining Room to Rear**

13' 1" x 12' 5" (4.0m x 3.8m) With two sets of UPVC double glazed French doors leading out to the rear garden, Velux window, wood effect flooring, ceiling light points, electric fireplace with Quartz hearth and wooden surround, two radiators and door leading through to

### **Utility Room**

11' 5" x 5' 10" (3.5m x 1.8m) Having wall and base units, laminate work surface, sink and drainer unit, space and plumbing for washing machine, useful storage cupboard and ceiling light point

### **Ground Floor Bedroom One to Rear**

17' 0" x 10' 9" (5.2m x 3.3m) With UPVC double glazed French doors leading to the rear garden, ceiling light points, radiator, fitted wardrobes with mirrored sliding doors and door leading into

### **En-Suite Shower Room to Rear**

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a three piece suite comprising of; walk-in shower with thermostatic shower, low flush WC and wall mounted wash hand basin with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

### **Accommodation on the First Floor Landing**

With ceiling light point, loft access, useful storage cupboards and doors leading off to

### **Bedroom Two to Front**

12' 9" x 10' 2" (3.9m x 3.1m) With double glazed window to front elevation, Velux window to side, radiator, ceiling light point, built-in storage cupboards

### **Bedroom Three to Rear**

12' 1" x 10' 5" (3.7m x 3.2m) With double glazed windows to side and rear elevations, radiator, ceiling light point and built-in wardrobes

### **Bedroom Four to Front**

9' 6" x 12' 5" (2.9m x 3.8m) With double glazed window to front elevation, Velux window, radiator and ceiling light point with fan

### **Shower Room to Rear**

5' 10" x 5' 6" (1.8m x 1.7m) Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, ceiling light point and extractor



### **Generous Rear Garden**

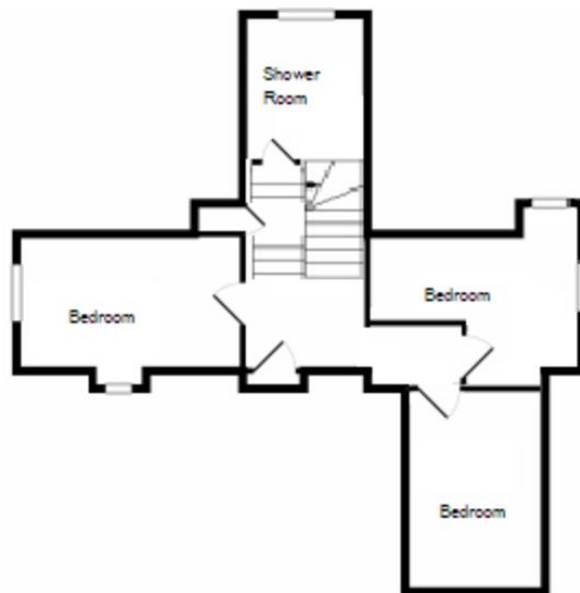
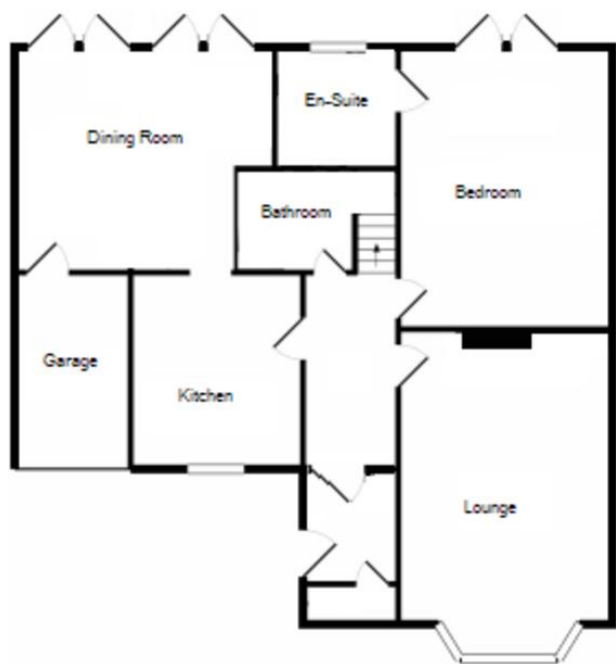
Being mainly laid to lawn with feature patio area, block paved pathway, fencing and hedging to boundaries, paved terrace to rear, two timber sheds and a variety of mature shrubs and bushes

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E







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