





Extended and beautifully refurbished by the current owners during their ownership, this 1930's traditional home offers spacious and very flexible ground floor living areas as well as four well proportioned bedrooms to the first floor.

This detached stylish home sits in a very popular residential location, especially ideal for families due to the great local amenities, schooling and transport links close-by, and with rail links to Birmingham and Stratford upon Avon right on the doorstep. The property offers a fabulous mix of traditional style and proportions, with some wonderful modern additions internally and finished to a very high standard throughout. With close to 2,000 sq ft of accommodation this spacious home has everything the modern family could wish for as well as a wonderfully maintained, pet and child friendly rear garden, and with a secret garden hidden from view, so viewing is essential to fully appreciate this!

APPROACH This 1930's traditional style detached home is set well back from the road behind mature hedging, and offers plenty of off-road parking on the gravelled driveway. Electric car charging point.

ENTRANCE PORCH Steps from the driveway gives access to a large enclosed entrance porch with parquet flooring and plenty of space for shoe and coat storage. The beautiful original exposed brick arched doorway leads through to the welcoming hall.

WELCOMING HALLWAY With wooden flooring, stairs leading to the first floor, understairs storage cupboard and doors through to :-

FORMAL DINING ROOM Situated to the front of the property and with the wooden flooring extending through from the hall, having a lovely feature leaded light bay window overlooking the front driveway.

WELL PROPORTIONED LIVING ROOM A fabulously spacious living room with feature Inglenook fireplace with slate hearth and inset wood burner, feature leaded light window to side elevation, bi-folding patio doors leading out to the paved patio area of the rear garden.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM Certainly one of the main features of this family home is this open plan area which forms part of the extension our clients have designed. The high quality kitchen is fitted with a range of eye and base level units and drawers with complementary work surfaces over, integrated Bosch induction hob with extractor over, integrated Bosch dishwasher and slimline wine fridge. For those who love to cook and bake, the kitchen offers three ovens and a very useful steamer. The kitchen area also benefits from a sizable island with plenty of storage cupboards and drawers with a breakfast bar included.

The Dining / Family area is a fabulous space to entertain or indeed come together to chat as a family and offers superb views and access into the rear garden through bi-folding doors. This area of the house offers an abundance of natural light thanks to the lantern light roof making this a very light and pleasant area to relax, and also benefits from a hot/cold air conditioning unit.





STUDY Tucked away from the open plan area is a useful office / study room ideal for those family members who need to work from home.

UTILITY A great addition to the kitchen is this useful utility which gives more storage cupboards, space and plumbing for washing machine and tumble dryer and pedestrian access door through to the garage.

DOWNSTAIRS CLOAKROOM A good size downstairs guest WC ideally placed next to the hub of the home, with low flush WC, wash basin with storage beneath.

ON THE FIRST FLOOR A beautiful staircase leads up to the first floor landing which has loft access.

MAIN BEDROOM This well-proportioned main bedroom has window to the rear elevation with views of the extensive rear garden and fitted with a good quality range of furniture including built-in wardrobes, matching drawers and dressing table. This room also benefits from a hot/cold air conditioning unit. Door to :-

EN SUITE A fabulously spacious and well fitted en suite with underfloor heating, comprising bath tub with central mixer tap and hand held shower attachment, two wall mounted hand basins, low flush WC, shower cubicle with rain-head shower and additional hand held shower attachment, tiling to splashback areas and window to front elevation.

BEDROOM (REAR) Double bedroom with window to rear elevation overlooking the garden.

BEDROOM (FRONT) Situated to the front of the property with traditional style leaded light bay window with useful window seat with drawer storage beneath.

BEDROOM (REAR) With window to rear elevation and with bespoke fitted open shelving units and drawers and with the benefit of a fitted window seat with more storage beneath.



FAMILY SHOWER ROOM A beautifully fitted shower room with well-proportioned shower cubicle with rain-head shower unit and additional hand-held shower attachment, low flush WC, hand basin with useful storage beneath and window to rear elevation.

GARAGE Offering plenty of storage and housing the Worcester central heating boiler, electric garage doors to front.

EXTENSIVE REAR GARDEN A wonderful South Westerly facing rear garden which has been maintained beautifully by the current owners. Being of good proportions, mature and with a sunny aspect, this garden is not only perfect for family play and relaxation, but for al fresco dining and entertaining. With hedged boundaries, low maintenance shrub borders and being mainly laid to lawn with paved patio areas and a further covered seating area (currently housing a hot tub which could be purchased by separate negotiation), this more formal part of the garden is a great place to enjoy some time outside. A small gate opening can be seen at what seems to be the bottom of the garden, but in fact opens up to a further garden area which is currently a wildlife haven, but could equally be ideal for those wishing to grow their own fruit and veg to be more self sufficient. With garden lighting and water points, garden shed, redundant chicken coup and raised beds.

Included in the sale of the property is a wonderful Summer House which has light, power, air conditioning, sky TV and internet connection.



LOCATION

Wythall is a popular choice for local families due to convenient access to local shops, dentist, doctors and of course great links to larger local towns and shopping centres. For those needing to commute into Birmingham by train, the local train station is just a short stroll away as well as local bus routes nearby. In addition, local schooling for all age groups are a short drive away and within walking distance are local shops, a well known farm shop and offers great access to the M42/M40 motorway network via the A435 Alcester Road.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: D

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



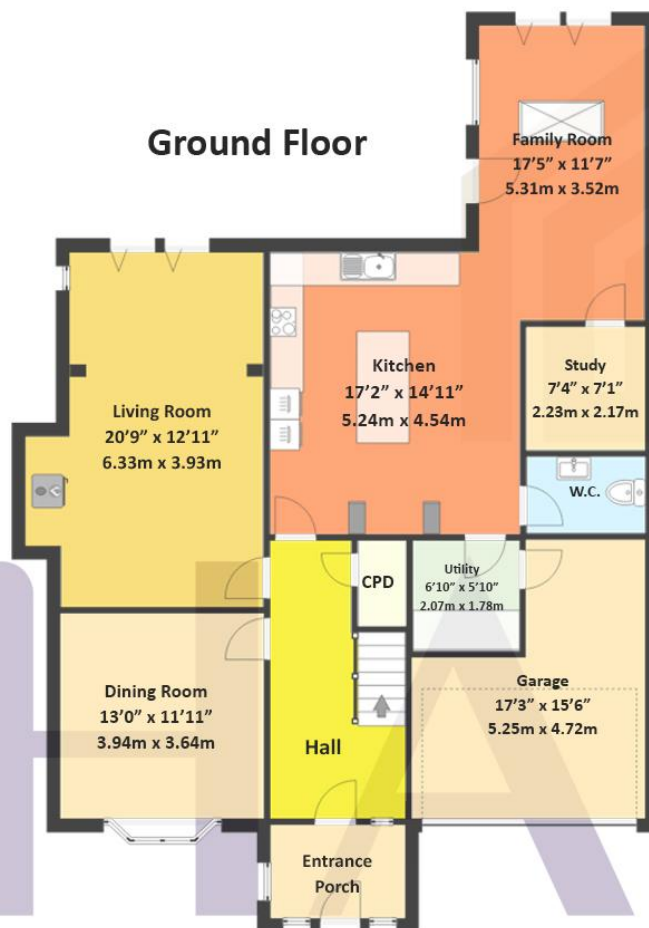




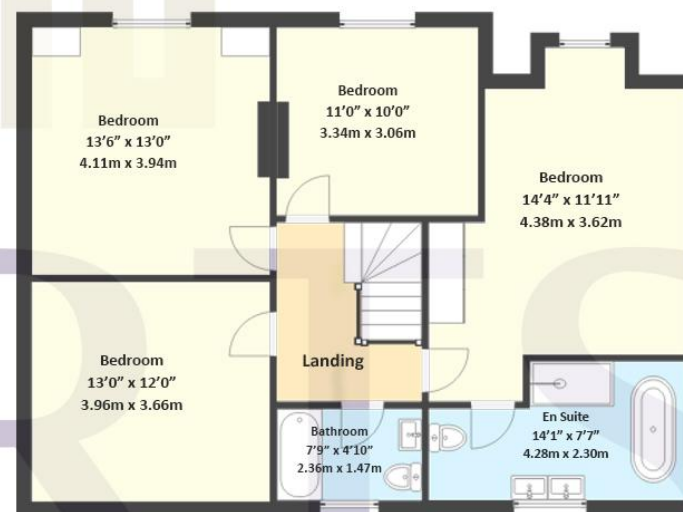
Total Internal Accommodation 180.84 square metres / 1,947 square feet (excluding garage)

EPC GRAPH HERE
TO FOLLOW

Ground Floor



First Floor



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