



£485,000 Offers In Excess Of

Ann Road, Wythall, Birmingham, B47 6EP

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Viewings Highly Recommended
- Gas Central Heating & Double Glazing
- Large Rear Garden
- Off Road Parking
- Good Size Accommodation
- Garage
- Utility Room
- Open Plan Dining Kitchen
- Two Reception Rooms
- A Four Bedroom Family Residence

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this stunning four bedroom family residence situated in this most sought after location in Wythall. This property offers spacious accommodation and viewings are essential to appreciate this family home.

Main Particulars

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PROPERTY LOCATION

This property is nestled in the charming village of Wythall, offering a tranquil and picturesque setting. Located approximately 14 miles from both the town centers of Redditch and Bromsgrove, it provides a peaceful retreat while still being within easy reach of urban conveniences.

The village itself boasts a range of local amenities, including a children's nursery and a primary school in close proximity, making it an ideal choice for families. Additionally, residents can enjoy leisure activities with a nearby driving range within walking distance, as well as convenient access to a local farm shop, a welcoming pub, and various takeaway options.

For those who require access to larger urban centers, Solihull and Birmingham City Centre are easily reachable. The property's location offers excellent connectivity to the motorway networks via the nearby M42, which opens up access to the M40, M6, and M5, facilitating travel to various destinations. Moreover, Birmingham International Rail and Airport are conveniently accessible from where the property is situated, adding to the overall convenience and connectivity of the location.

If you are purchasing for investment purposes we feel you would achieve £1600 per calendar month

Full Details:

Situated on the sought-after Ann Road, B47, this stunning four-bedroom family residence offers a perfect blend of contemporary living and timeless charm.

Upon entry, you are greeted by a welcoming entrance hallway, complete with convenient understairs storage and a downstairs W.C. The living room, located to the front aspect, boasts a double glazed window, filling the space with natural light.

The heart of the home lies within the expansive dining kitchen, featuring a range of base cupboards and drawer units with a stylish work surface over. Integrated appliances, including a cooker, enhance the functionality of the space, while an island unit adds both practicality and aesthetic appeal. Bifold doors open seamlessly onto the rear garden.

Adjacent to the kitchen, a utility room offers additional storage and space for white goods, with a convenient integral access door to the garage.

A second extended reception room provides a versatile space for family gatherings or entertaining, with doors opening out onto the rear garden.

Ascending to the first floor, you'll find four well-appointed bedrooms, including a principle bedroom with its own ensuite shower room. A lovely family bathroom completes the first-floor accommodation, featuring a luxurious freestanding bath, shower cubicle, wash hand basin, and W.C.

Outside, the property boasts off-road parking to the front, while the large rear garden offers a peaceful retreat, with a paved patio area ideal for outdoor seating and entertaining. Laid to lawn and adorned with mature plants and shrubs.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licensed conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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