



Alcester Road, Wythall

Guide Price £1,400,000

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EXCLUSIVE



PROPERTY OVERVIEW

A rare opportunity to purchase this impressive five bedroom dormer detached bungalow (which has planning approval to make into an adult daycare centre), set in a 4 acre plot with commercial use (B1, B8) and further planning permission for B8 storage and B8 ancillary use, together with a Certificate of Lawful existing use or Development for the two separate detached outbuildings. The property is approached via a gated entrance and a sweeping driveway and comprises of: enclosed porch, impressive entrance hall, superb lounge with inglenook fireplace, dining room, study, large breakfast kitchen, laundry/utility room, four ground floor bedrooms, ensuite, family bathroom, fifth bedroom and triple garage. The accommodation benefits from gas central heating, double glazing and must be viewed internally to be appreciated.

There is a further building located to the rear of the bungalow that has a potential development opportunity together with the storage facility.





PROPERTY LOCATION

Wythall village is around 7 miles south of Birmingham City centre (a 20 minute train journey from Wythall railway station) along the Alcester Road. Earlswood station is also very close, so both Wythall and Earlswood are within walking distance. Becketts Farm, Earlswood Nursery and The Lakes are also very close, with Worcester and the Cotswolds under a 45 minute drive. There are many 18th century buildings on this road including the old post office and school building. The Wythall Institute is still the home of the WI today. There are two primary schools within the Wythall parish, the Coppice Primary School in Hollywood and Meadow Green Primary School in Wythall village. The senior school is Windrush High School in Hollywood, which has an Astroturf and playing fields, which back onto the Coppice Primary School. A sawmill, currently named Davies Timber Limited, has been in operation for over 100 years and was originally powered by steam at some point in its history.

Council Tax band: F

Tenure: Freehold

- 2 Detached Outbuildings With Certificate Of Lawful Existing Use Or Development
- Spacious Five Bedroom Detached Dormer Bungalow
- Commercial Use (B1 - B8)
- Over 4 Acres Of Land
- Five Bedrooms
- Impressive Lounge With Inglenook Fireplace
- Large Breakfast Kitchen
- Ensuite



PORCH

HALLWAY

WC

5' 10" x 5' 6" (1.78m x 1.68m)

LOUNGE

26' 11" x 16' 2" (8.20m x 4.93m)

DINING ROOM

23' 7" x 16' 0" (7.19m x 4.88m)

FAMILY ROOM

15' 7" x 10' 6" (4.75m x 3.20m)

BREAKFAST KITCHEN

23' 7" x 17' 11" (7.19m x 5.46m)

LAUNDRY/UTILITY ROOM

11' 8" x 5' 9" (3.56m x 1.75m)

STORE

7' 10" x 4' 4" (2.39m x 1.32m)

BEDROOM ONE

13' 4" x 13' 3" (4.06m x 4.04m)

ENSUITE

6' 5" x 4' 8" (1.96m x 1.42m)

BEDROOM TWO

16' 9" x 16' 1" (5.11m x 4.90m)

BEDROOM THREE

13' 6" x 12' 8" (4.11m x 3.86m)

BEDROOM FOUR

13' 3" x 11' 11" (4.04m x 3.63m)



FIRST FLOOR

BEDROOM FIVE

17' 6" x 12' 11" (5.33m x 3.94m)

TOTAL SQUARE FOOTAGE

274 sq.m (2949 sq.ft) approx.

OUTSIDE THE PROPERTY

THREE CAR GARAGE

29' 6" x 20' 10" (8.99m x 6.35m)

DRIVEWAY PARKING FOR SIX TO EIGHT VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains and blinds, some light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - BT

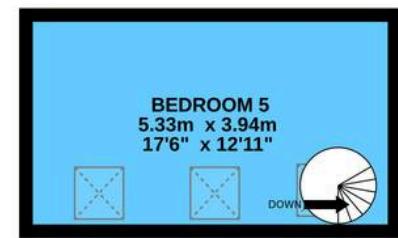
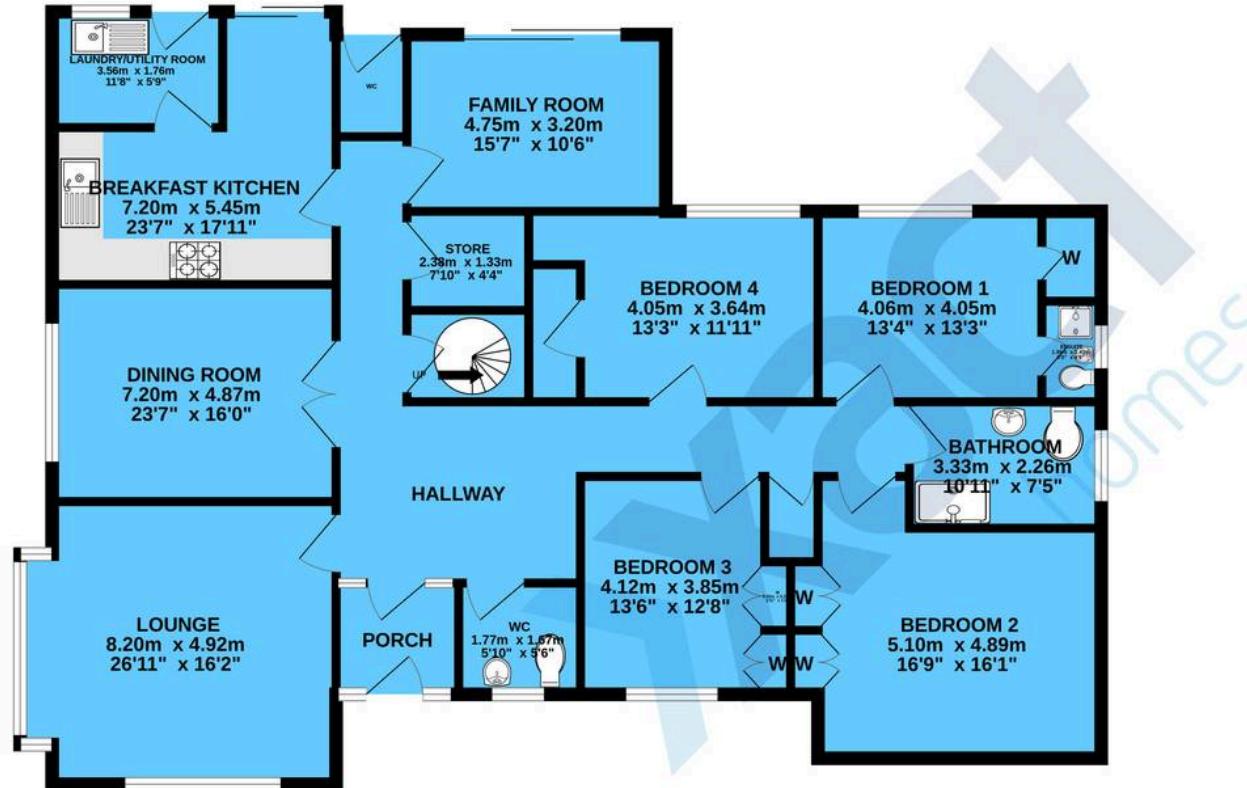


INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 274.0 sq.m. (2949 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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