



# Alcester Road, Wythall

Guide Price £1,500,000



#### PROPERTY OVERVIEW

A rare opportunity to purchase this impressive five bedroom dormer detached bungalow 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

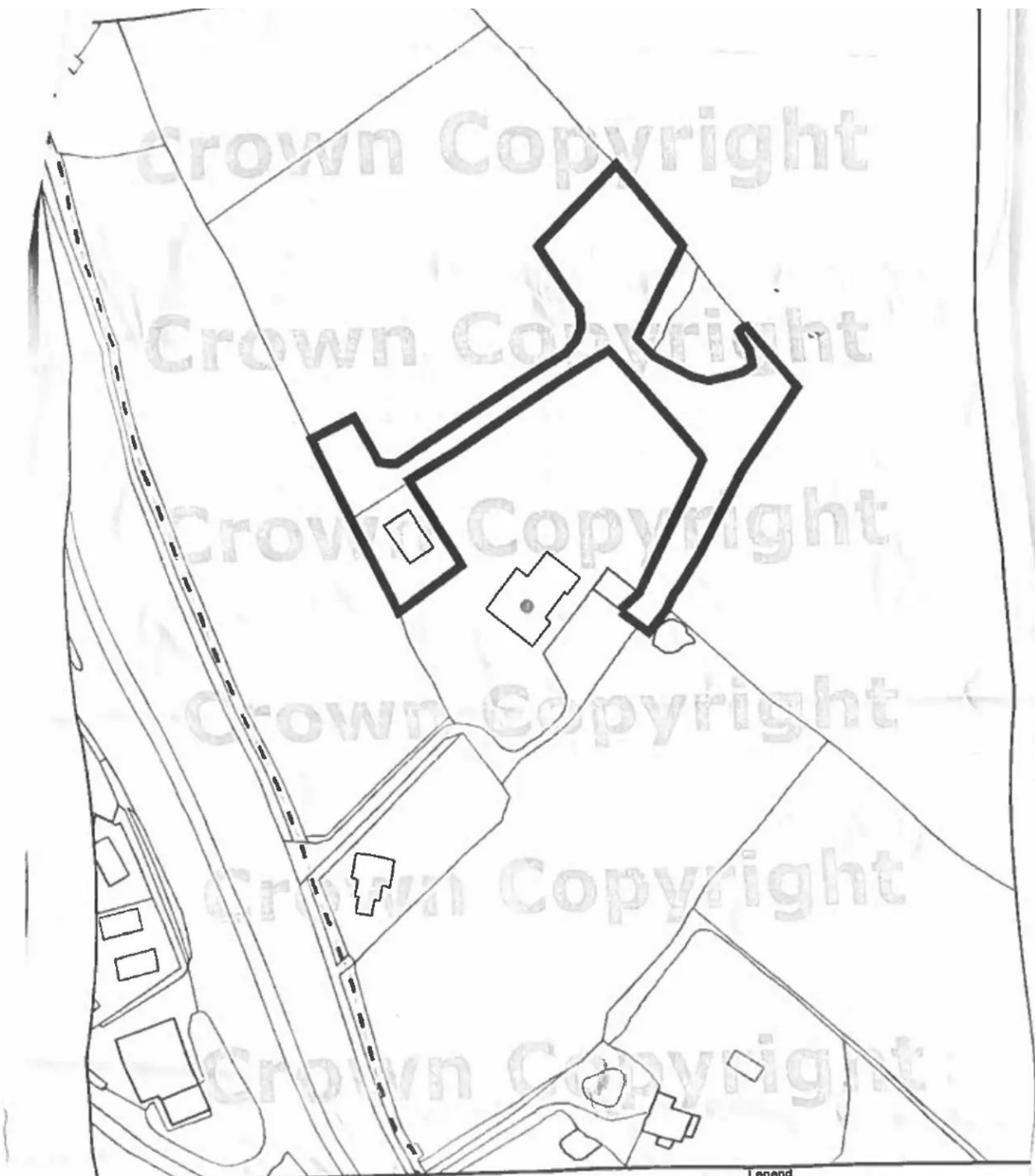
Wythall village is around 7 miles south of Birmingham City centre (a 20 minute train journey from Wythall railway station) along the Alcester Road. Earlswood station is also very close, so both Wythall and Earlswood are within walking distance. Becketts Farm, Earlswood Nursery and The Lakes are also 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
- Study
- 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)

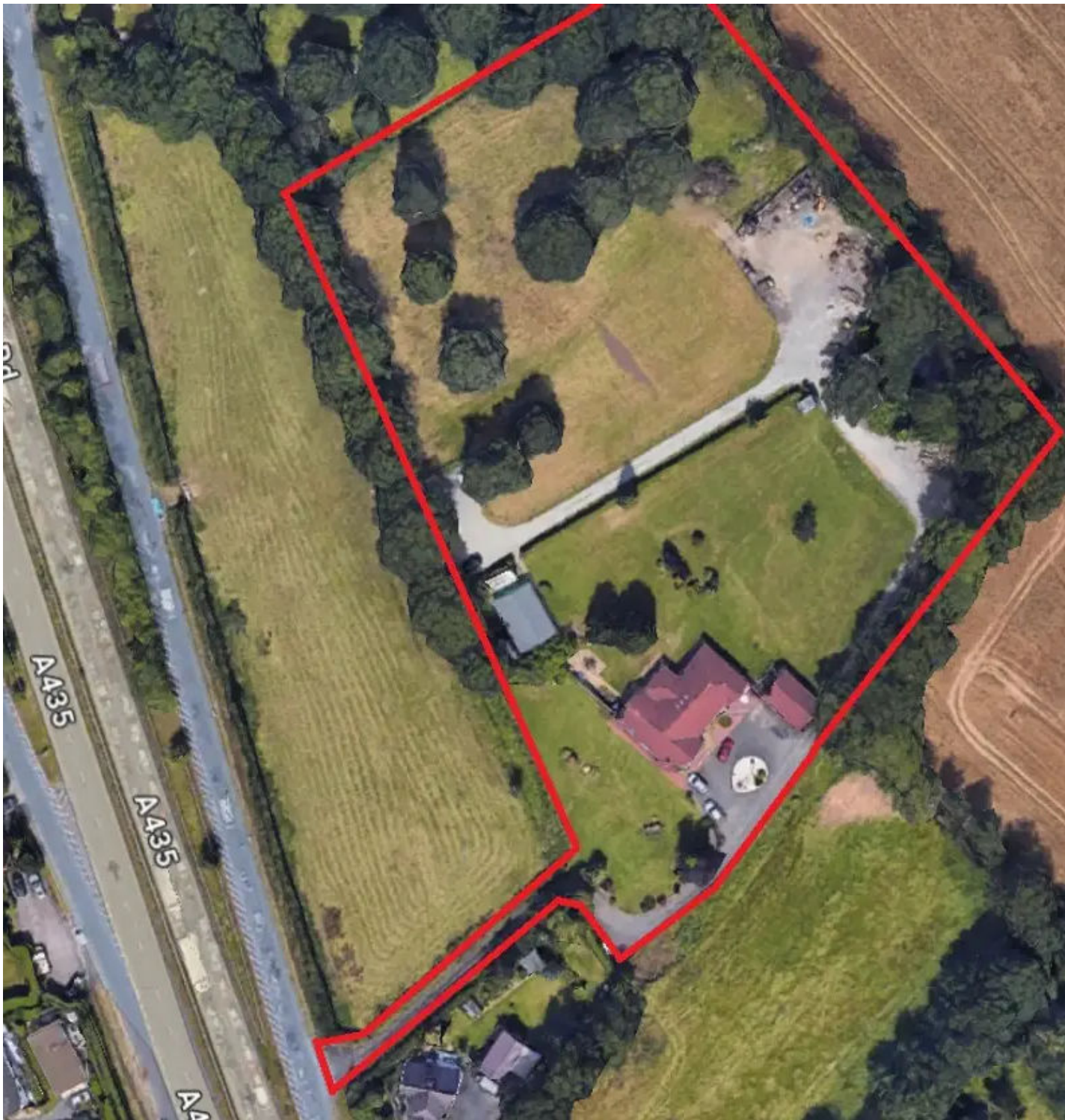
**BEDROOM FOUR**

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

Legend

Area outlined in black (LDE area for B8 storage with office ancillary B8 use)





## 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.

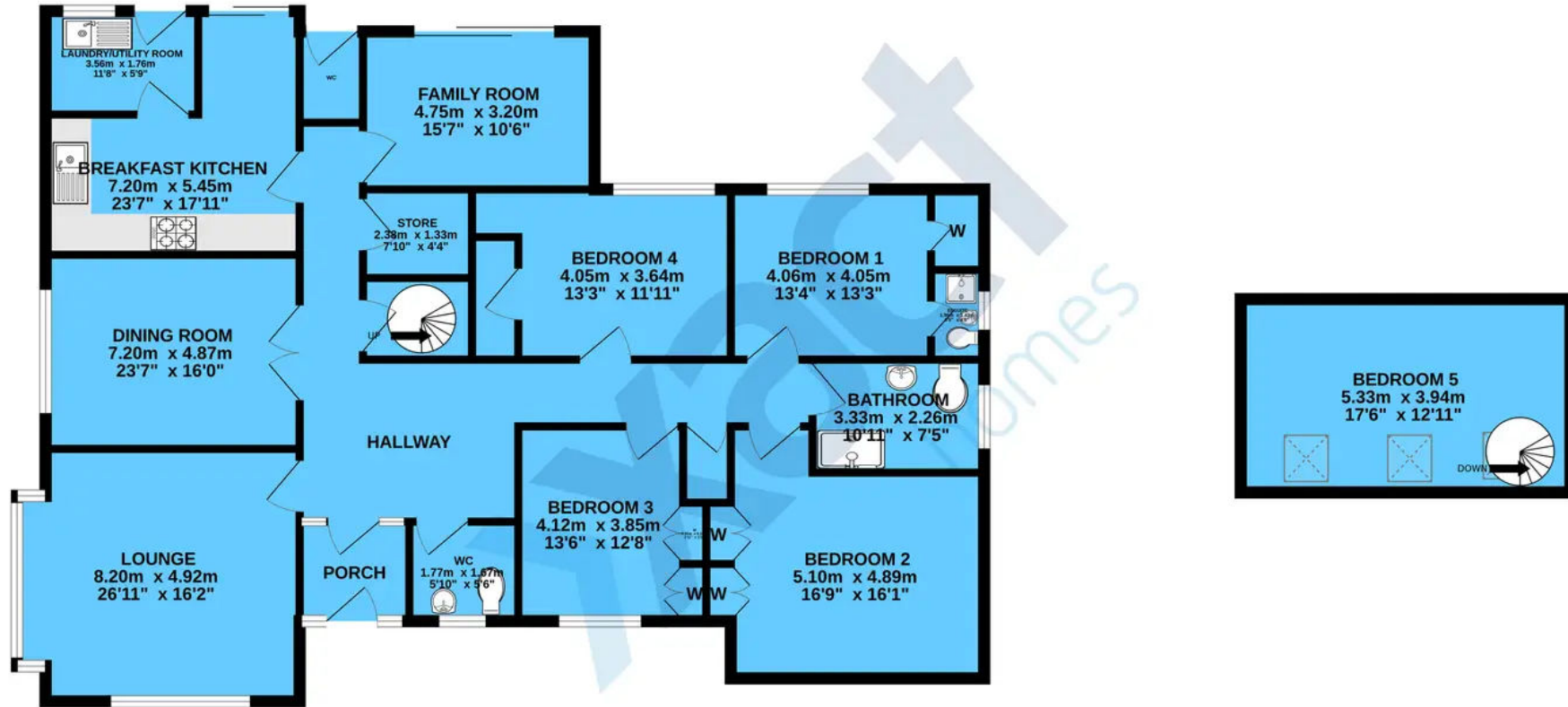
Broadband - BT

#### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, 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.

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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