



Houndsfield Court, Houndsfield Lane, Wythall B47 6LX

Offers Over £700,000

Hawkins & Patterson
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The property is located in a pleasant semi-rural position adjoining open countryside and yet is within easy reach of Birmingham City Centre (6 miles), Solihull town centre (5 miles) and Redditch (9 miles). Regular bus and train services are within close proximity at Wythall Station and there are local shops at Drakes Cross and Wythall centre. Fulford Heath Golf Club is a short drive away. Easy road links are available from the A435 Alcester Road Junction 3 of the M42 leading to the M40, M5 and M6 motorways. The N.E.C., Birmingham International Airport and Railway Station, and the Convention Centre are all within easy access.

The property is located close to well regarded primary schooling at Meadow Green on Station Road and senior schooling at Woodrush Academy which is sited in Shawhurst Lane in Hollywood. (Education facilities are subject to confirmation from the Education Department).

There are a selection of takeaways, restaurants and public houses in the area, The award winning Indian restaurant 'Monsoon' and newly opened 'Pesto' Italian restaurant are within walking distance of the property.

Access from Houndsfield Road is gained via electric gates with intercom entry system, leading through to a gravelled courtyard with the large garage on the left and wide, triple width gravelled parking spaces to the side. Natural stone paved path leading to the property with flower bed to the side, canopy porch, meter cupboards, coach style lantern and composite stable style door leading to;

WELCOMING RECEPTION HALL

Stairs off to the first floor, radiator, feature Brazilian hardwood flooring and doors leading off to:





GUEST WC

Fully refitted with a white suite, WC, wash basin with storage beneath and tiled splashback, chromed heated towel rail, slate tiled floor, extractor fan and trip switch consumer unit.

LIVING ROOM

Having feature brick Inglenook fireplace and exposed mantle beam with multi-fuel burner and concealed lighting, stone seat to the side, two radiators, double glazed windows to the front and door through to;

SITTING ROOM/ DINING ROOM

Having feature arched double glazed French doors with side windows to the rear garden, arched double glazed folding doors through to the conservatory, three radiators, feature exposed wooden beam and exposed brick fireplace with gas living flame fire and tiled hearth.

SUPERB RE-FITTED BREAKFAST KITCHEN

A Porcelanosa kitchen having an extensive range of matching, bespoke, base, wall and drawer units with Corian work surfaces incorporating a one and a quarter sink drainer unit with 3 in 1 boiling water tap, plumbing for washing machine, integrated Bosch dishwasher, Miele double oven and warming drawer, Meile induction hob and extractor over, space for a fridge freezer, slide out cupboard drawers and corner carousel units, two double glazed windows to the front, Karndean flooring and radiator.





GARDEN ROOM/ CONSERVATORY

Double glazed roof and double glazed windows to side and rear enjoying lovely views over the rear garden, French doors to the patio, slate tiled floor and radiator.

STUDY

Double glazed window to the front, central heating radiator and double glazed window to the side.

FIRST FLOOR GALLERY LANDING/ READING AREA

Feature exposed original beams, radiator, ample space for a reading/ study area, airing cupboard with hot water tank and Worcester Bosch central heating boiler and shelving.

BEDROOM ONE

Triple glazed Velux window with fitted blind, central heating radiator, feature exposed original beams and door to:

EN SUITE BATHROOM

Having a Villeroy & Boch white suite with Hansgrohe taps comprising pedestal wash hand basin, WC, double ended bath with mixer tap and shower head attachment, chrome ladder style heated towel rail, ceramic tiled splash backs with decorative border tile and a double glazed window to the side.

BEDROOM TWO

Exposed original beams, a central heating radiator and double glazed sky-light window front and rear with fitted blind.

BEDROOM THREE

Double glazed skylight window, feature exposed original beams and radiator.

BEDROOM FOUR

Double glazed skylight window, central heating radiator, feature exposed original beams and fitted wardrobes with hanging rails and shelving.

REFITTED SHOWER ROOM

Refitted throughout with a white suite, his and hers wash basins, WC, walk-in shower area with thermostatic shower, feature tiled splashbacks and tiled flooring, double glazed window to the side, chromed heated towel rail and door through to:

USEFUL STORE ROOM

Double glazed Velux window and door through to further small storage area.





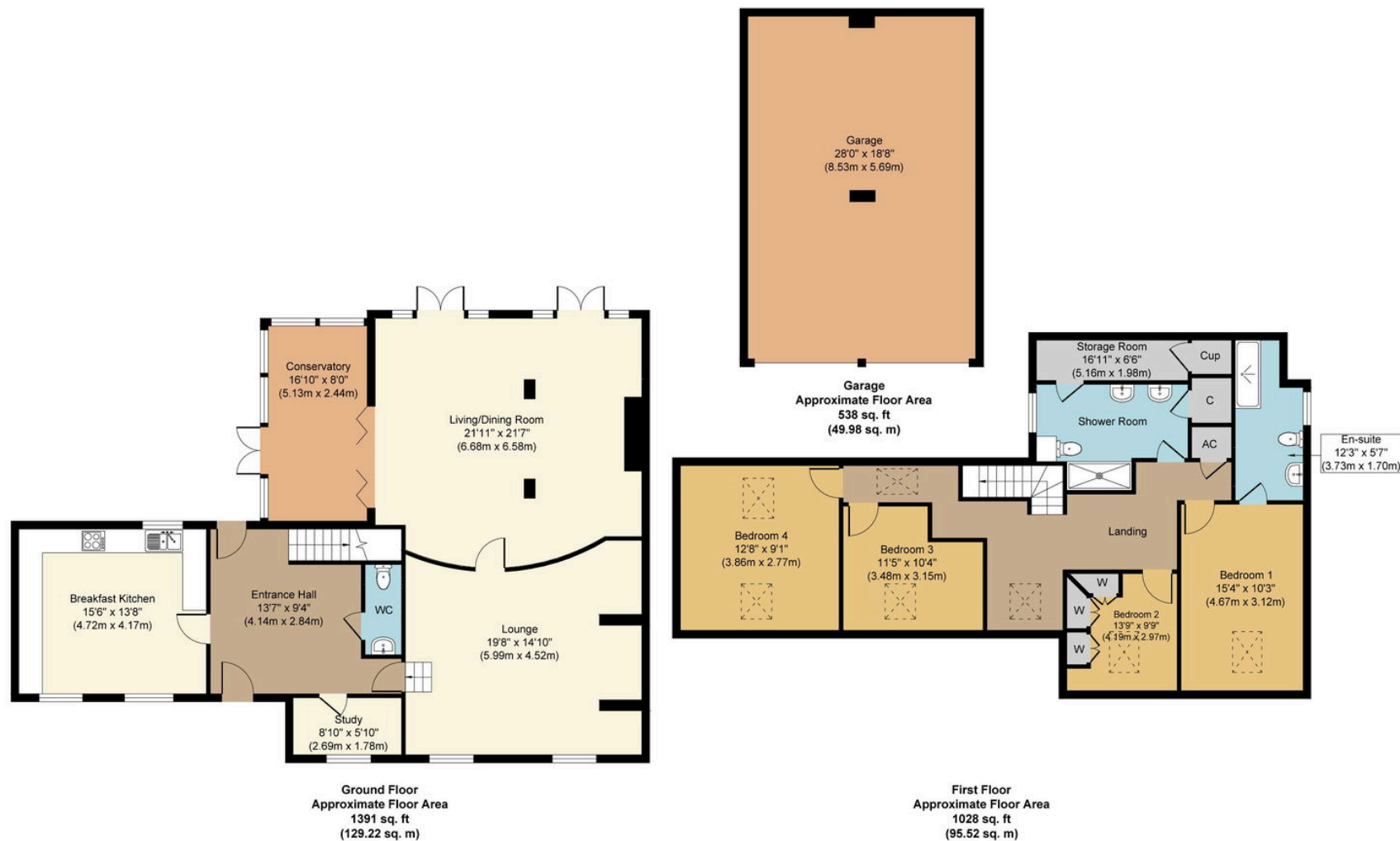
OUTSIDE

GARDEN

The rear garden enjoys a private aspect with all the afternoon/ evening sun, fenced and hedged boundaries, rear gate giving access to the front, laid lawn, garden shed, generous patios areas and stone chipped area with feature lighting.

FOUR CAR LARGE GARAGE

Having twin double wooden doors, ample light and power points, useful mezzanine storage floor above with pull-down ladder access.



Approx. Gross Internal Floor Area 2,957 sq. ft. (274.72 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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