



46A Gorse Lane, Wythall, Birmingham,
B47 6ED

Price Guide **£335,000**

- Detached Bungalow
- Breakfast Kitchen
- Two Double Bedrooms
- Bathroom/Wet Room
- Open Views
- Energy Efficiency Rating - E

0121 709 3300

46A Gorse Lane, Wythall, Birmingham, B47 6ED

Situated in a delightful semi rural location is a two bedroom detached bungalow with open views across neighbouring fields being set back from the road behind a deep frontage with ample driveway for several vehicles. The property is in need of some cosmetic improvement but offers enormous scope for enlargement (STPP) and benefits from double glazing, gas central heating. No chain. Early Viewing Essential.

APPROACH

The property enjoys an open aspect to the front and is set back from the road behind a deep frontage with lawn foregarden and driveway enabling off road parking for several vehicles that leads to an:

ENCLOSED STORM PORCH

Wall light point, UPVC double glazed windows and door, glazed front door leading to:

ENTRANCE HALL

Single panel radiator, ceiling light point, airing cupboard, loft access to boarded loft space and with central heating boiler, doors radiating off to:



THROUGH LOUNGE/DINING ROOM

31' 6" (9.6M) X 13' 9" (4.19M) MAX

Ornamental fireplace with inset electric fire and tile surround, three single panel radiators, two ceiling light points, double glazed bay window to front aspect, UPVC double glazed window to rear aspect and door to:



BREAKFAST KITCHEN

11' 4" (3.45M) X 9' 8" (2.95M)

A range of wall and base units with co-ordinated roll top work surface over, ceramic tiling to splash prone areas, stainless steel sink and drainer unit, integrated New World double oven, gas hob, space and provision for washing machine, space for breakfast table and chairs, double panel radiator, UPVC double glazed window to rear aspect, door to:



LEAN TO

Door to laundry cupboard, garage and UPVC double glazed doors to front and rear of property.

GARAGE

16' 3" (4.95M) X 8' 7" (2.62M)

Power supply and lighting, up and over door to front.

BEDROOM ONE

12' 9" (3.89M) X 9' 3" (2.82M)

Ceiling light point, single panel radiator, double glazed window to front aspect, fitted mirrored wardrobe.

BEDROOM TWO

14' 7" (4.44M) X 11' 2" (3.4M)

Single panel radiator, double glazed window to rear aspect.

BATHROOM/WET ROOM

9' 2" (2.79M) X 9' 2" (2.79M)

Coloured three piece suite comprising low level flush wc, pedestal wash hand basin, panel bath. Separate wet room with Mira thermostatic shower, complementary ceramic tiling to splash prone areas, extractor fan, single panel radiator, ceiling light point, obscure double glazed window to side aspect.

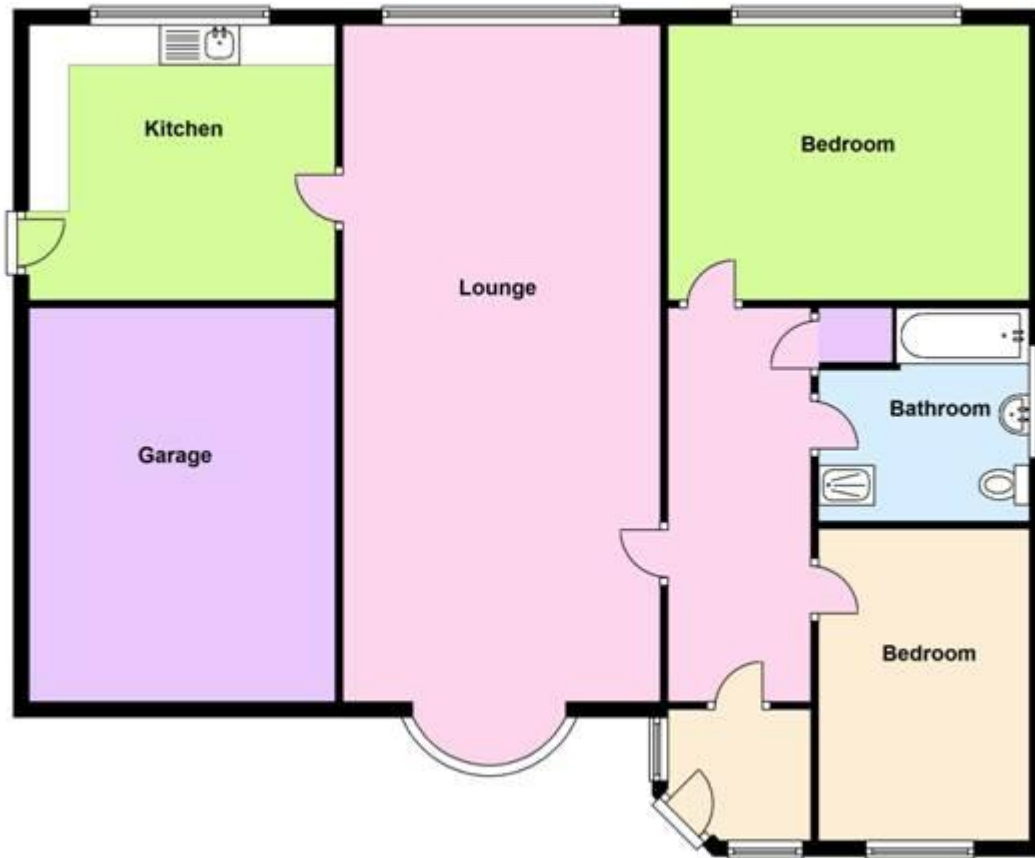
GOOD SIZE REAR GARDEN

A well maintained rear garden has an abundance of flowers and shrub borders and feature fishpond, being mostly laid to lawn, full width paved patio and pathway, privet hedgerow to the perimeter, The garden is a particular feature of the property.



Ground Floor

Approx. 116.4 sq. metres (1253.3 sq. feet)



Total area: approx. 116.4 sq. metres (1253.3 sq. feet)



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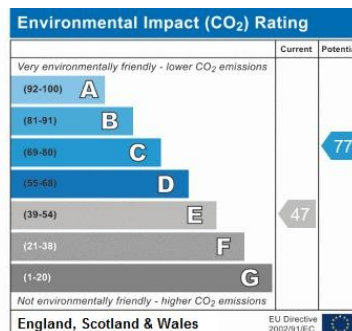
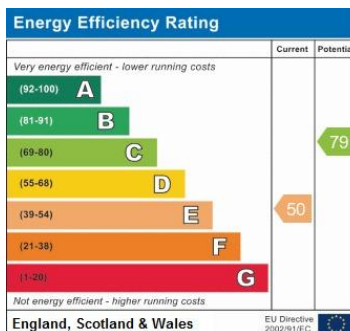
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