

# DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6AA

£325,000

- A Charming Detached Cottage
- Two Bedrooms
- Three/Four Reception Rooms
- Kitchen
- Guest WC
- Large Bathroom
- Double Garage
- Off Road Parking
- Pleasant Rear Garden
- Some Original Features



SCAN TO VIEW  
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



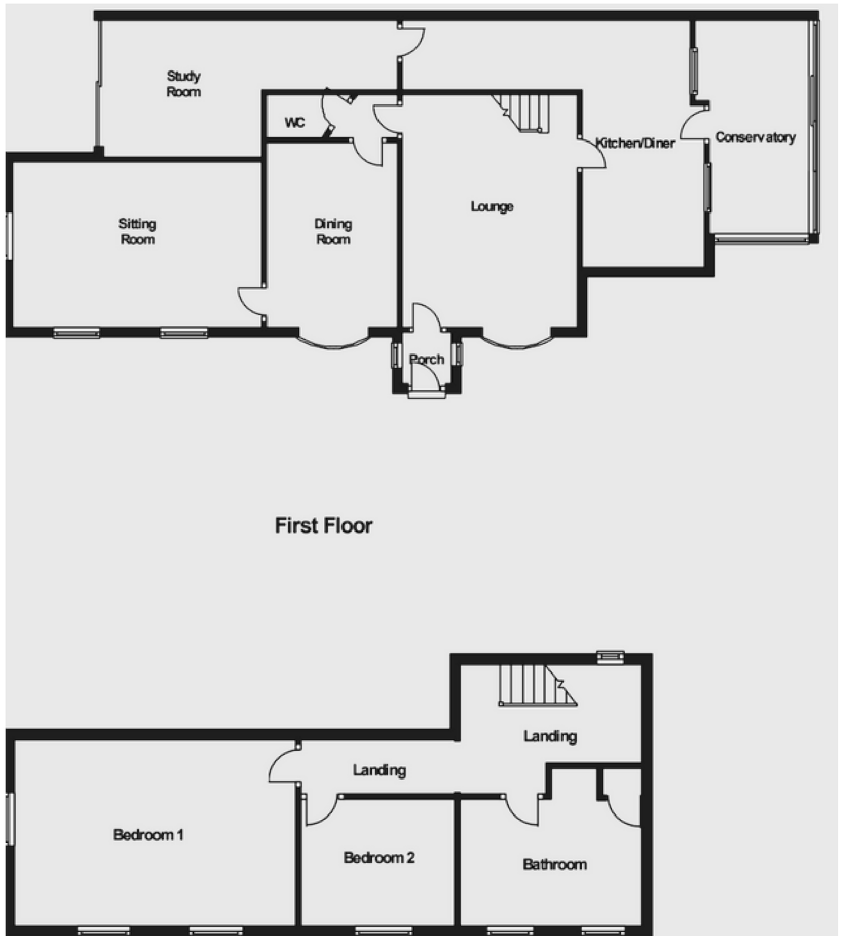
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- Guest WC - 1.57m x 1.07m (5'2" x 3'6")
- Lounge to front - 3.68m x 3.38m (12'1" x 11'1")
- Dining Room to front - 3.53m x 2.77m (11'7" x 9'1")
- Sitting Room to front - 6.43m x 2.36m (21'1" x 7'9")
- Kitchen to side - 5.97m x 4.78m (19'7" x 15'8")
- Sun Room to rear - 4.47m x 2.16m (14'8" x 7'1")
- Bedroom One to front - 5.26m x 3.51m (17'3" x 11'6")
- Bedroom Two to front - 2.82m x 2.54m (9'3" x 8'4")
- Bathroom to front - 3.66m x 2.44m (12'0" x 8'0")

A detached character cottage boasting many original features with accommodation comprising in brief of entrance porch, lounge, dining room, sitting room, breakfast kitchen, lean-to/study, guest WC, conservatory, two bedrooms and large bathroom (having the potential to split to provide a third bedroom), detached double garage, gravel driveway and a pleasant garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: Band E

EPC Rating: E

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.

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