

# DRAKES

ESTATE AGENTS



Alcester Road, Wythall, B47 6JR

£400,000

- A Delightful Period Cottage
- Three/Four Bedrooms
- Lounge & Dining Area
- Reception Hall/Snug
- Kitchen
- Ground Floor Shower Room
- Utility Room & Work/Boot Room
- Large Landing/Occasional Bedroom
- Bathroom
- Double Garage & Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

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- Reception Hall/Snug to front - 3.15m x 3.86m (10'4" x 12'8")
- Lounge to front - 5.59m max 2.74m min x 6.22m (18'4" max 9'0"min x 20'5")
- Dining Area to rear - 2.13m x 2.51m (7'0" x 8'3")
- Kitchen Dual Aspect - 3.18m x 3.45m (10'5" x 11'4")
- Utility Room to rear - 2.26m x 3.89m (7'5" x 12'9")
- Shower Room to side - 2.03m x 0.99m (6'8" x 3'3")
- Bedroom One to front - 3.18m x 3.89m (10'5" x 12'9") inc wardrobe
- Bedroom Two Dual Aspect - 3.3m x 3.58m (10'10" x 11'9")
- Bedroom Three to front - 3.15m x 2.54m (10'4" x 8'4") inc wardrobe
- Bathroom to rear - 1.8m x 2.39m (5'11" x 7'10")
- Landing/Occasional Bedroom to rear - 2.26m x 3.43m (7'5" x 11'3") inc stairs plus wardrobes
- Work/Boot Room to side - 5.33m x 2.26m (17'6" x 7'5")

A fantastic opportunity to purchase this period cottage which boasts wonderful character and features and dates back to 1900s. With open views to countryside to the rear the property offers no upward chain and comprises in brief of entrance lobby, reception hall/snug with feature inglenook fireplace, lounge with dining area, kitchen, utility, ground floor shower room, work/boot room, three bedrooms, bathroom, landing area/occasional bedroom, double detached garage, off road parking and gardens to front, side and rear surrounding this delightful property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: F  
 EPC Rating: D  
 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.

