

DRAKES

ESTATE AGENTS



Manor road, Wythall, B47 6EL

£400,000

- A Well Appointed semi-Detached Bungalow
- Two/Three Bedrooms
- One/Two Reception Rooms
- Kitchen Breakfast Room
- Utility Room
- Utility/Sun Room
- Garage & Carport
- Off Road Parking
- Fantastic Southerly Facing Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

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- Lounge to rear - 3.78m x 4.95m (12'5" x 16'3")
- Kitchen Breakfast Room to side - 3.45m x 3.51m (11'4" x 11'6")
- Bedroom One to front - 3.35m x 3.15m (11'0" x 10'4") + wardrobes
- Bedroom Two to front - 2.57m x 3.48m (8'5" x 11'5")
- Bedroom Three/Dining Room to rear - 5.44m x 3.15m (17'10" x 10'4")
- Bathroom to side - 2.74m x 2.39m (9'0" x 7'10")
- Utility/Sun Room to side - 9.42m x 2.57m (30'11" x 8'5")
- Garage - 6.96m x 3.86m (22'10" x 12'8")max

A well appointed semi-detached bungalow set on a good size plot with a fantastic southerly aspect rear garden and a quiet cul-de-sac location. Being offered with no upward chain the accommodation comprises in brief of entrance porch, reception hall, lounge, breakfast kitchen, dining room/bedroom, two further bedrooms, four piece bathroom, utility/sun room, garage, carport and driveway providing ample off road parking.

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

COUNCIL TAX BAND: D
 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.

