

DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AT

£350,000

- An Extended Modern Semi-Detached
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Guest WC
- Ensuite Shower Room
- Family Bathroom
- Rear Garden
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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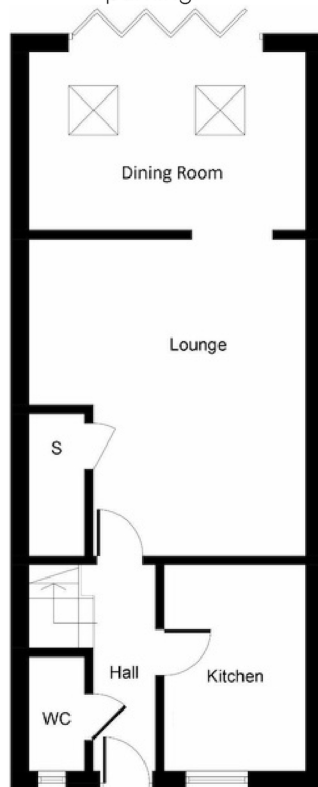
- Kitchen to front - 3.18m x 2.24m (10'5" x 7'4")
- Lounge to rear - 4.47m x 5.08m (14'8" x 16'8")
- Dining Room to rear - 4.29m x 2.67m (14'1" x 8'9")
- Bedroom One to front - 3.2m x 3.43m max 2.41m min (10'6" x 11'3" max 7'11" min)
- Ensuite to front - 2.06m x 1.91m (6'9" x 6'3")
- Bedroom Two to rear - 3.28m x 2.36m (10'9" x 7'9")
- Bedroom Three to front - 2.03m x 2.21m (6'8" x 7'3")
- Bathroom to side - 2.29m x 1.68m (7'6" x 5'6")

A beautifully presented and extended modern semi-detached home with accommodation comprising in brief of reception hall, guest WC, kitchen, lounge, dining room, three bedrooms, ensuite shower room, a family bathroom, rear garden and driveway providing off-road parking.

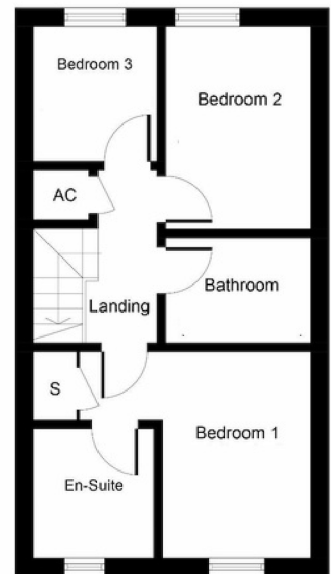
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: C
 EPC Rating: C
 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. There is a service charge for the estate of £140 per annum which covers the maintenance of the communal areas.



Ground Floor
 Approximate Floor Area
 567 Sq. ft.
 (52.7 Sq. m.)



First Floor
 Approximate Floor Area
 419 Sq. ft.
 (38.9 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

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. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50