

DRAKES

ESTATE AGENTS



Houndsfield Court, Houndsfield Lane, Wythall, B47 6LX

Offers Over £700,000

- An Exquisite Barn Conversion
- Semi-rural Location
- Four-Car Garage
- Lounge and Spacious Living/Dining Room
- Character Features
- Modern Dining Kitchen
- Study
- Four Bedrooms
- Conservatory
- Ensuite Bathroom & Re-fitted Shower Room



SCAN TO VIEW
VIRTUAL TOUR

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- Entrance Hall** - 4.14m x 2.84m (13'7" x 9'4")
- Breakfast Kitchen to front** - 4.72m x 4.17m (15'6" x 13'8")
- Study to front** - 2.69m x 1.78m (8'10" x 5'10")
- Lounge to front** - 5.99m x 4.52m (19'8" x 14'10")
- Living/Dining Room to rear** - 6.58m x 6.68m (21'7" x 21'11")
- Conservatory to rear** - 5.13m x 2.44m (16'10" x 8'0")
- Bedroom One to front** - 4.67m x 3.12m (15'4" x 10'3")
- Ensuite to rear** - 3.73m x 1.7m (12'3" x 5'7")
- Storage Room to side** - 5.16m x 1.98m (16'11" x 6'6")
- Bedroom Two to front** - 4.19m x 2.97m (13'9" x 9'9")
- Bedroom Three to front** - 3.15m x 3.48m (10'4" x 11'5")
- Bedroom Four to front** - 3.86m x 2.77m (12'8" x 9'1")
- Garage** - 8.53m x 5.69m (28'0" x 18'8")

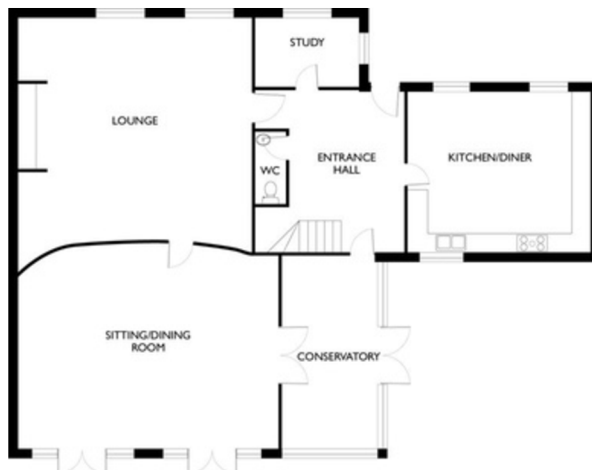
An exceptionally beautiful barn conversion, brimming with charm and character. This stunning home is in a delightful semi-rural location with a countryside view to the front. The spacious accommodation comprises a welcoming reception hall, modern dining kitchen, lounge with inglenook fireplace, living/dining room, conservatory and a guest W.C. To the first floor there are four good size bedrooms, an ensuite bathroom, and a re-fitted family shower room. Externally, there are well-maintained front and rear gardens and a four-car garage with a mezzanine floor for additional storage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	80
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: G

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.

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