

DRAKES

ESTATE AGENTS



Hastings Close, Wythall, B47 6AW

£435,000

- An Immaculately Presented Detached Home
- Three Double Bedrooms
- Lounge
- Modern Kitchen
- Impressive Conservatory
- Guest WC & Utility
- Ensuite Shower Room & Fitted Wardrobes to Master Bedroom
- Family Bathroom
- Pleasant Rear Garden
- Off Road Parking & Store Room



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 3.78m x 4.01m max 3.02m min (12'5" x 13'2" max 9'11" min)+ bay

Kitchen to rear - 3.73m x 3.07m (12'3" x 10'1")

Utility Room - 2.62m x 1.91m (8'7" x 6'3")

Conservatory to rear - 5.51m x 3.15m (18'1" x 10'4")

Bedroom One to front - 3.18m x 3.12m (10'5" x 10'3") + fitted wardrobes

Ensuite to side - 2.03m x 1.12m (6'8" x 3'8")+ shower cubicle

Bedroom Two to rear - 3.68m x 3.1m (12'1" x 10'2")

Bedroom Three to rear - 3.1m x 2.79m (10'2" x 9'2")

Bathroom to front - 2.67m x 1.65m (8'9" x 5'5")

Store - 2.44m x 2.77m (8'0" x 9'1")

This immaculately presented modern detached home is located on a quiet private road on the Parklands Estate in the popular village of Wythall with accommodation comprising in brief of reception hall, lounge, modern kitchen opening into an impressive conservatory, guest WC, utility, three double bedrooms, ensuite shower room, family bathroom, pleasant rear garden, driveway and a store room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(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: E

EPC Rating: B

Tenure: Freehold

The vendor advises that the property is Freehold however, there is an estate management fee payable of circa £160 per annum. 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. 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

