

# DRAKES

ESTATE AGENTS



## Wilfred Mews, Wythall, B47 6AX

£116,000 - 40% Shared Ownership or £290,000 100% Ownership

- A Modern Semi-Detached
- Offered on a 40% Shared Ownership Basis or 100% Ownership
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Guest WC
- Modern Bathroom
- Pleasant Rear Garden
- Allocated Parking



SCAN TO VIEW  
VIRTUAL TOUR

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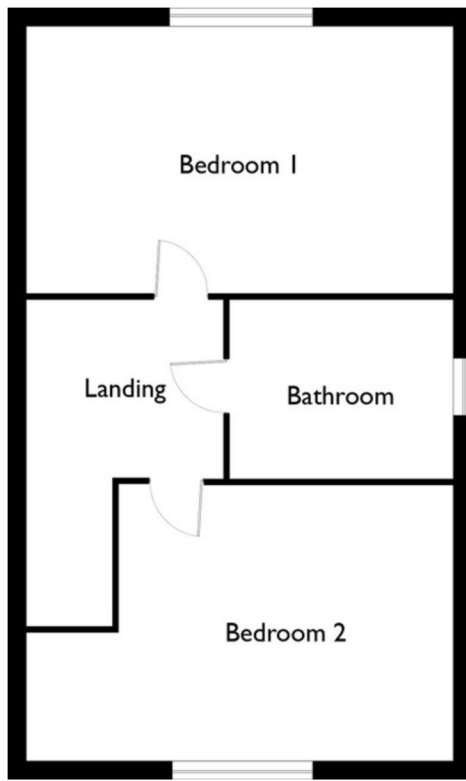
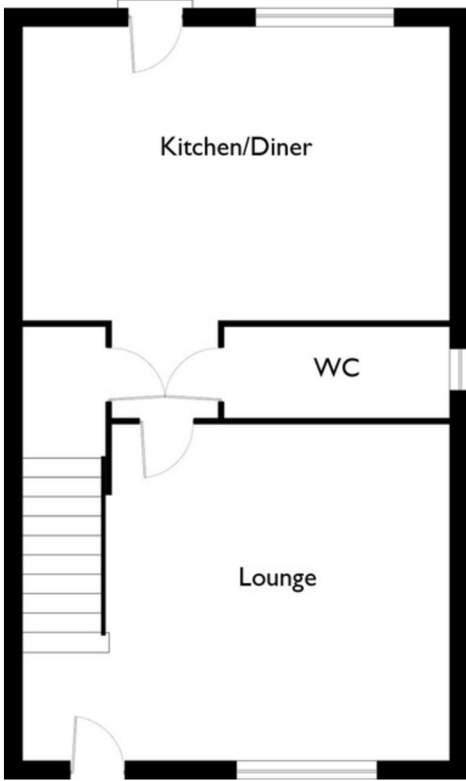
- Lounge to front - 4.65m x 3.61m (15'3" x 11'10")
- Dining Kitchen to rear - 4.65m x 3.15m (15'3" x 10'4")
- Bedroom One to rear - 4.01m x 2.9m (13'2" x 9'6") + fitted wardrobes
- Bedroom Two to front - 3.02m x 4.67m max 3.53m min (9'11" x 15'4" max 11'7"min)
- Bathroom to side - 2.24m x 1.91m (7'4" x 6'3")

A modern semi-detached property offered for sale on a 40% shared ownership basis with accommodation comprising in brief of lounge, dining kitchen, guest WC, two double bedrooms, modern bathroom, pleasant rear garden and allocated parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		96
B	(81-91)	83	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 EPC Rating: B  
 Tenure: Leasehold 40% Ownership however we believe if purchased @ 100% ownership the property will become Freehold

The vendor advises that the property is Leasehold with approximately 116 years remaining on the lease, the property is offered on a 40% shared ownership basis and therefore a rental payment of £390.33 per month inclusive of ground rent is payable. The housing association is Platform. 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 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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). 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.