

DRAKES

ESTATE AGENTS



Ann Road, Wythall, B47 6EP

£385,000

- An Extended Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Guest WC
- Family Bathroom
- Large Mature Rear Garden
- Garage
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR



- Reception Room One to front - 4.24m x 3.58m (13'11" x 11'9") max
- Reception Room Two to rear - 3.84m x 3.33m (12'7" x 10'11")
- Breakfast Kitchen to rear - 4.55m x 2.72m (14'11" x 8'11")
- Bedroom One to rear - 3.81m x 2.77m (12'6" x 9'1") plus fitted wardrobes
- Bedroom Two to front - 3.63m x 3.4m (11'11" x 11'2")
- Bedroom Three to front - 2.13m x 2.59m (7'0" x 8'6")
- Garage - 4.75m x 2.31m (15'7" x 7'7")

An extended traditional-style semi-detached property set in a sought-after location with accommodation comprising in brief of reception hall, lounge, dining room, breakfast kitchen, guest WC, three bedrooms, family bathroom, large mature rear garden, garage and driveway providing off-road parking

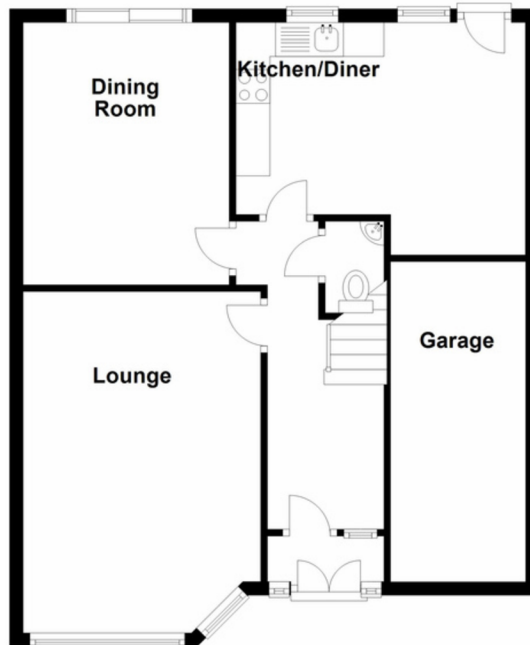
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D
 EPC Rating: E
 Tenure: Freehold

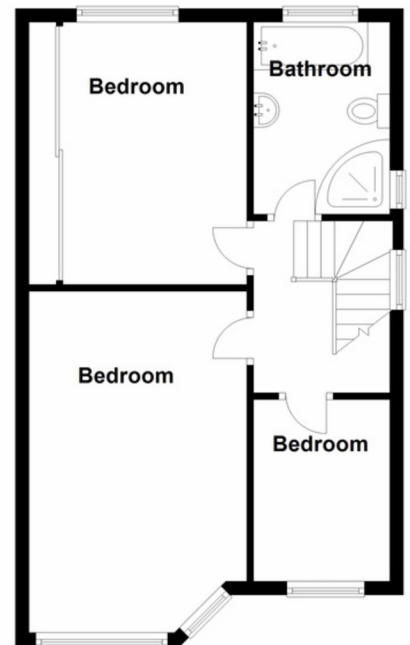
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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. 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.

Ground Floor



First Floor



Total area: approx. 108.6 sq. metres (1169.0 sq. feet)