

DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6AE

£440,000

- A Beautifully Presented Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Extended & Re-fitted Dining Kitchen
- Utility
- Guest WC
- Re-fitted Bathroom
- Good Sized Rear Garden
- Home Office/Summer House
- Driveway Providing Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

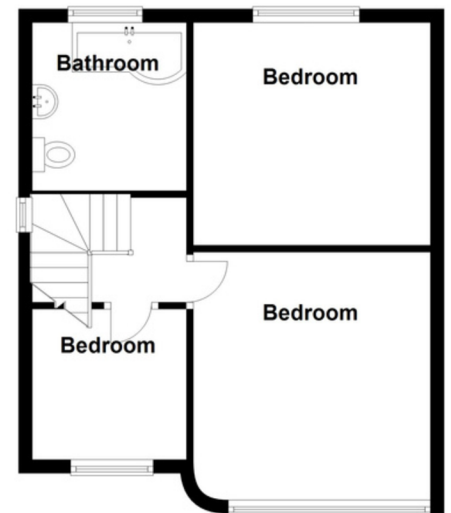
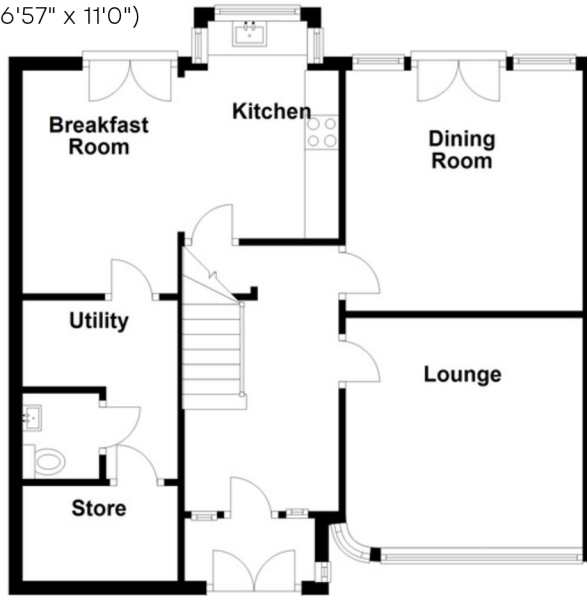


- Lounge to front - 4.09m x 3.4m (13'5" x 11'2") into the bay
- Reception Room/Ground Floor Bedroom to rear - 3.76m x 3.38m (12'4" x 11'1")
- Dining Kitchen to rear - 3.12m x 3.12m (10'3" x 10'3")
- Utility to side - 2.54m x 1.47m (8'4" x 4'10")
- Store - 1.85m x 2.31m (6'1" x 7'7")
- Bedroom One to front - 4.24m x 3.43m (13'11" x 11'3") into bay
- Bedroom Two to rear - 3.66m x 3.43m (12'0" x 11'3")
- Bedroom Three to front - 2.29m x 2.03m (7'6" x 6'8")
- Bathroom to rear - 3.28m x 3.35m (6'57" x 11'0")

A beautifully presented traditional style semi-detached property situated on one of Wythall's most desirable roads with accommodation comprising in brief of entrance porch, reception hall, two reception rooms, extended and re-fitted dining kitchen, utility, guest WC, re-fitted bathroom, good size rear garden with a home office/summer house, driveway providing off road parking and front store.

Ground Floor

First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | | |
| (27-38) F | | |
| (1-26) G | | |
| Not energy efficient - higher running costs | | |

England & Wales
EU Directive 2002/91/EC

COUNCIL TAX BAND: D
EPC Rating: D
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.

Total area: approx. 100.4 sq. metres (1080.9 sq. feet)

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.