

DRAKES

ESTATE AGENTS



Tanners Green Lane, Wythall, B47 6BA

Offers Over £650,000

- A Detached Cottage with Immense Charm
- Sitting in Approx 2.2 Acres of Private Grounds
- Four Bedrooms
- Three Reception Rooms
- Kitchen
- Sun Room
- Boot Room & Grooming Room
- Shower Room
- Countryside Views to all Aspects
- Requiring Some Modernisation



SCAN TO VIEW
VIRTUAL TOUR

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



- Kitchen - 3.15m x 3.12m (10'4" x 10'3")
- Grooming Room - 3.1m x 2.21m (10'2" x 7'3")
- Snug - 3.78m x 3.23m (12'5" x 10'7")
- Lounge - 4.32m x 3.28m (14'2" x 10'9")
- Dining Room - 4.34m x 3.28m (14'3" x 10'9")
- Sun Room - 4.62m x 4.8m (15'2" x 15'9") max plus utility area
- Bedroom One - 4.42m x 3.48m (14'6" x 11'5")
- Bedroom Two - 3.81m x 3.25m (12'6" x 10'8")
- Bedroom Three - 4.42m x 3.3m (14'6" x 10'10")
- Bedroom Four (ground floor) - 4.42m x 3.3m (14'6" x 10'10")

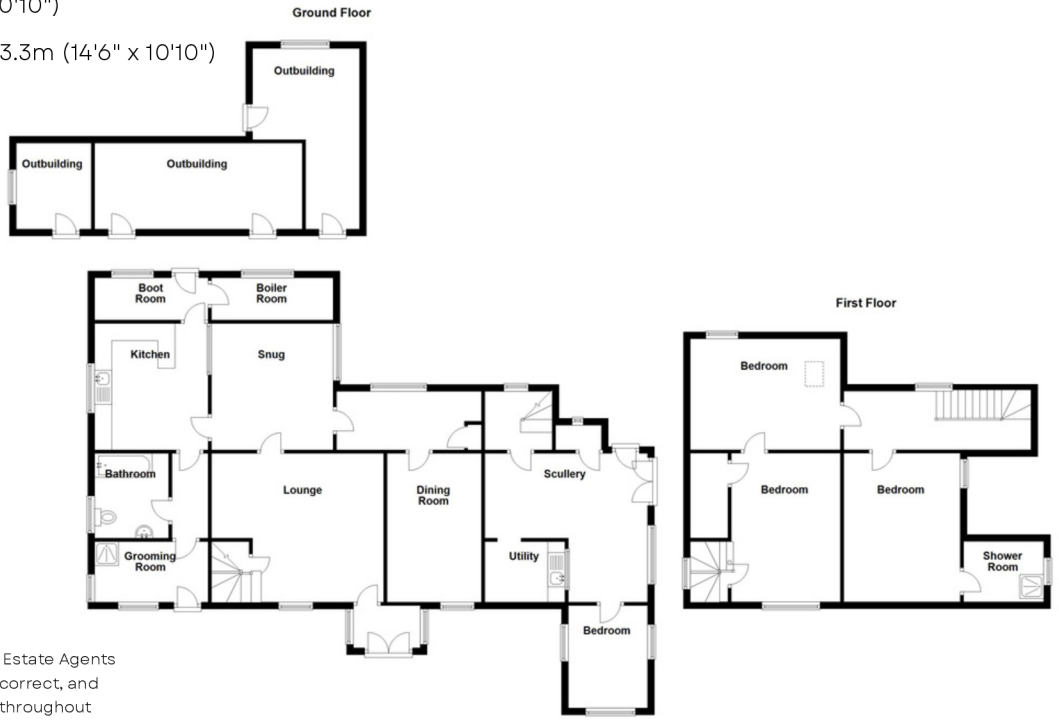
A detached character residence sitting within approximately 2.2 acres of private grounds. The property does require some modernisation but has immense charm and potential with accommodation comprising of entrance porch, boot room, hall, snug, lounge, dining room, sunroom, utility room, grooming room, shower room and kitchen, three first-floor bedrooms and a further ground-floor bedroom. Nestled down a sweeping driveway the property was formally run as boarding kennels and a cattery so several outbuildings can be found within the grounds. This unique property enjoys countryside views and offers huge scope for improvement or possible development subject to the relevant planning consent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		33
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: G
 EPC Rating: F
 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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Total area: approx. 226.3 sq. metres (2435.6 sq. feet)