

DRAKES

ESTATE AGENTS



Innisfree Close, Wythall, B47 6EW

£350,000

- An Immaculate & Spacious Three Storey End Townhouse
- Three Bedrooms
- Lounge to First Floor
- Living Dining Kitchen
- Study
- Guest WC
- Re-fitted Bathroom
- Re-fitted Ensuite Shower Room
- Garage & Off Road Parking
- Pleasant Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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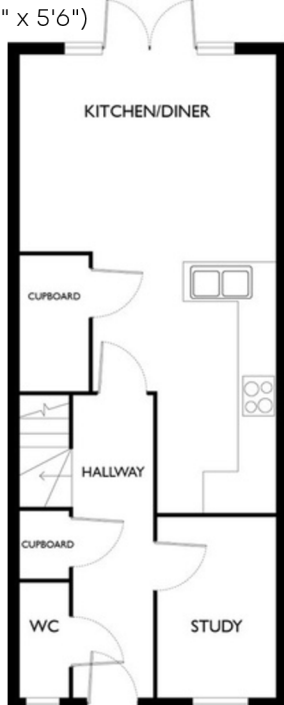


- Study to front - 2.82m x 1.91m (9'3" x 6'3")
- Living/Dining Kitchen to rear - 5.92m x 3.94m (19'5" x 12'11")
- First Floor Lounge to rear - 4.04m x 3.94m (13'3" x 12'11")
- Bedroom One to front - 3.91m x 2.84m (12'10" x 9'4")
- Ensuite to side - 1.85m x 1.73m (6'1" x 5'8")
- Bedroom Two to front - 3.94m x 3.23m (12'11" x 10'7")
- Bedroom Three to rear - 3.96m x 2.51m (13'0" x 8'3")
- Bathroom to rear - 2.01m x 1.68m (6'7" x 5'6")

An immaculate and surprisingly spacious three-story end townhouse with beautifully presented accommodation comprising in brief reception hall, guest WC, study, living/dining kitchen, lounge, master bedrooms with a re-fitted ensuite shower room, two further bedrooms, re-fitted bathroom, low maintenance rear garden, garage and off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(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: D
 EPC Rating: C
 Tenure: Freehold - Garage is Leasehold



The vendor advises that the property is Freehold however the garage is leasehold with approx 975 years left on the lease (peppercorn ground rent £1), we believe there is a maintenance fee for communal areas of £62.13 per quarter.

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