

DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6ES

£350,000

- A Charming End-of-Terrace Cottage
- Three Good Sized Bedrooms
- Lounge/Dining Room
- Modern Breakfast Kitchen
- Study
- Guest WC
- Traditional Style Family Bathroom
- Beautiful Rear Garden
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 5.69m x 3.05m (18'8" x 10'0")

Dining Room - 4.04m x 3.23m (13'3" x 10'7")

Study to side - 3m x 1.75m (9'10" x 5'9")

Breakfast Kitchen to rear - 5.03m x 3.48m (16'6" x 11'5")

Bedroom One to front - 4.55m x 2.36m (14'11" x 7'9")

Bedroom Two to rear - 3.15m x 2.08m (10'4" x 6'10")

Bedroom Three to side - 2.51m x 3.35m max 1.63m min (8'3"

x 11'0" max 5'4"min)

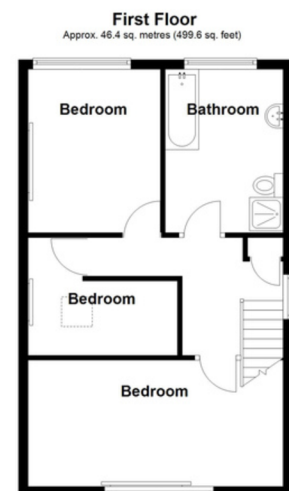
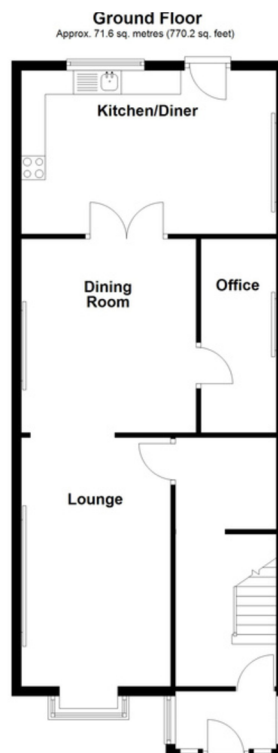
A charming end-of-terrace cottage in a sought-after and convenient location within walking distance of Wythall train station. The beautifully presented accommodation with period features comprises in brief of entrance porch, reception hall, lounge/dining room, study, guest WC, modern breakfast kitchen, three good-sized bedrooms, traditional style family bathroom, beautiful rear garden and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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: 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.

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