

DRAKES

ESTATE AGENTS



Silvermead Court, Silver Street, Wythall, B47 6LN

£275,000

- A Beautifully Refurbished Dormer Bungalow
- Two Bedrooms
- Lounge
- Refitted Kitchen
- Ground Floor Shower Room
- First Floor Shower Room
- Allocated Parking
- Garage
- Patio Garden Area
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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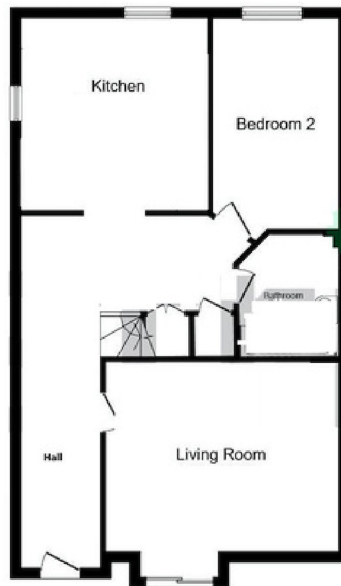
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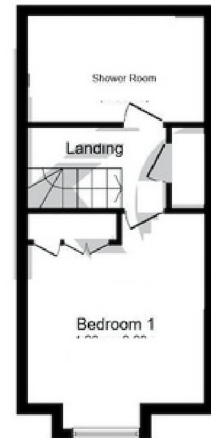
- Lounge to front - 4.62m x 3.99m (15'2" x 13'1")
- Kitchen to rear - 3.81m x 3.71m (12'6" x 12'2")
- Bedroom Two Ground Floor to rear - 4.6m x 2.39m (15'1" x 7'10")
- Bathroom to Ground Floor - 2.21m x 1.91m (7'3" x 6'3")
- Bedroom One to front of the First Floor - 4.27m x 3.61m (14'0" x 11'10")
- Shower Room to rear of First Floor - 3.1m x 2.13m (10'2" x 7'0")

A beautifully refurbished dormer bungalow which is available to purchase for the over 50's with accommodation comprising in brief of reception hall, lounge, re-fitted breakfast kitchen, there is one ground-floor bedroom and shower room and an additional bedroom and shower room to the first-floor, a patio garden, allocated parking and a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

COUNCIL TAX BAND: Band D
 EPC Rating: D
 Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 77 years remaining on the lease, a service charge payable of approximately £2213 per annum and a ground rent payable of £300 per annum. 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.

floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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