



Butterworth Close, Wythall, B47 6AH

£175,000 - 65% Shared Ownership

- A Modern End of Terrace
- Two Double Bedrooms
- Fitted Kitchen
- Lounge
- Guest WC
- Bathroom with White Suite
- Off Road Parking
- Rear Garden



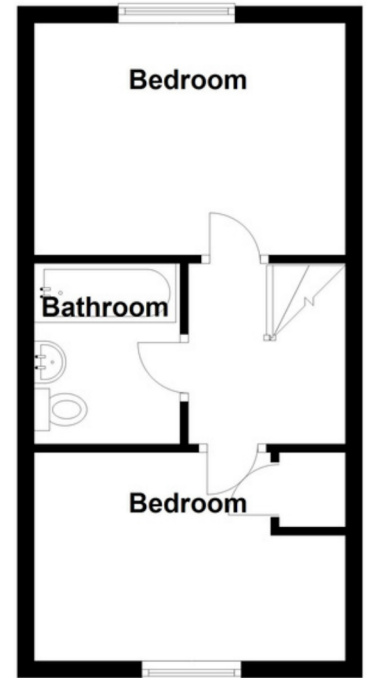
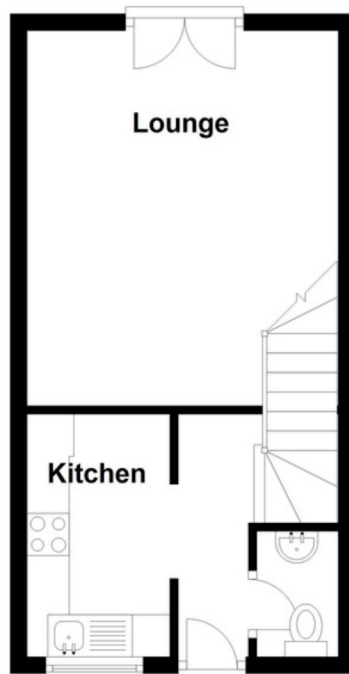
- Lounge to rear - 4.47m x 3.71m (14'8" x 12'2")
- Kitchen to front - 3.02m x 1.6m (9'11" x 5'3")
- Bedroom One to rear - 2.51m x 3.66m (8'3" x 12'0")
- Bedroom two to front - 2.62m x 3.66m (8'7" x 12'0") max
- Bathroom to side - 2.24m x 1.68m (7'4" x 5'6")

A two bedroom modern end of terrace property being offered on a 65% shared ownership basis with accommodation comprising in brief of entrance hall, guest WC, lounge, fitted kitchen, bathroom, rear garden and off road parking.

Ground Floor
Approx. 27.4 sq. metres (295.0 sq. feet)

First Floor
Approx. 27.9 sq. metres (300.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	76	
(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: Band C
EPC Rating: C
Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 88 years remaining on the lease, a combined rental and service charge payable of approximately £231.33 per month made payable to Midland Heart. 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. 55.3 sq. metres (595.6 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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.