

DRAKES

ESTATE AGENTS



Alcester Road, Wythall, B47 6JL

£595,000

- A Detached Home Occupying an Enviably Plot
- Three/Four Bedrooms
- One/Two Reception Rooms
- Large Living/Dining Kitchen
- Utility Room & Guest WC
- Bathroom & Separate WC
- Ensuite to Ground Floor Bedroom/Reception Room
- Large Rear Garden
- Detached Double Garage
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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- Lounge to front - 5.41m x 3.61m (17'9" x 11'10")
- Living/Dining Kitchen to rear - 8m x 3.63m (26'3" x 11'11")
- Bedroom Four/Study to front - 4.01m x 2.92m (13'2" x 9'7")
- Utility Room to rear - 2.77m x 2.9m (9'1" x 9'6")
- Bedroom One to front - 3.61m x 5.51m (11'10" x 18'1") inc fitted wardrobes
- Ensuite to side - 2.18m x 1.14m (7'2" x 3'9")
- Bedroom Two to rear - 3.94m x 3.63m (12'11" x 11'11") inc fitted wardrobes
- Bedroom Three to rear - 3.07m x 2.36m (10'1" x 7'9") inc fitted wardrobes
- Bathroom to rear - 2.34m x 1.63m (7'8" x 5'4")
- Double Garage - 6.2m x 4.72m (20'4" x 15'6")

A most individual detached home occupying an enviable plot offering tremendous scope for extension subject to the relevant planning permissions and open views to the front. The spacious accommodation does require some modernisation and comprises in brief of entrance porch, reception hall, lounge, large living/dining kitchen, study/bedroom four with ensuite, utility room, guest WC, three first floor bedrooms, bathroom and a separate WC. The large rear garden has a private aspect, there is generous driveway providing ample off road parking and a detached double garage.

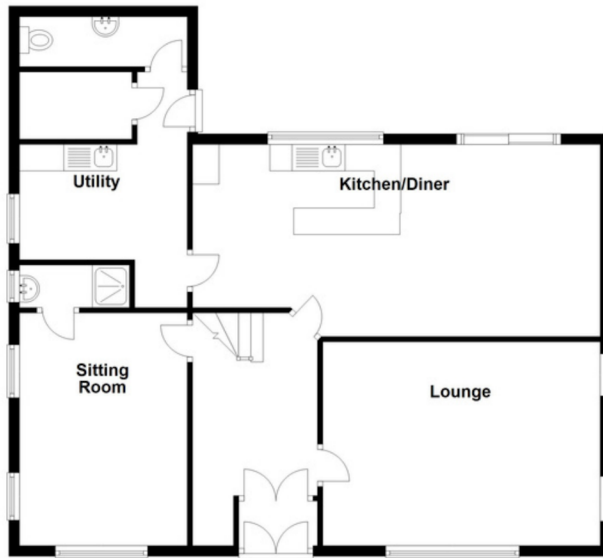
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	70
(39-54) E	56
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC

COUNCIL TAX BAND: Band F
 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.

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.

Ground Floor
 Approx. 90.5 sq. metres (974.2 sq. feet)



First Floor
 Approx. 58.2 sq. metres (626.8 sq. feet)



Total area: approx. 148.7 sq. metres (1601.0 sq. feet)