

# DRAKES

ESTATE AGENTS



Chapel Drive, Wythall, B47 6JP

£465,000

- A Recently Constructed Detached Home
- Three Double Bedrooms
- Lounge
- Open Plan Living/Dining Kitchen
- Guest WC
- Family Bathroom
- Ensuite Shower Room
- Front & Rear Gardens
- Off Road Parking
- High Specification



SCAN TO VIEW  
VIRTUAL TOUR

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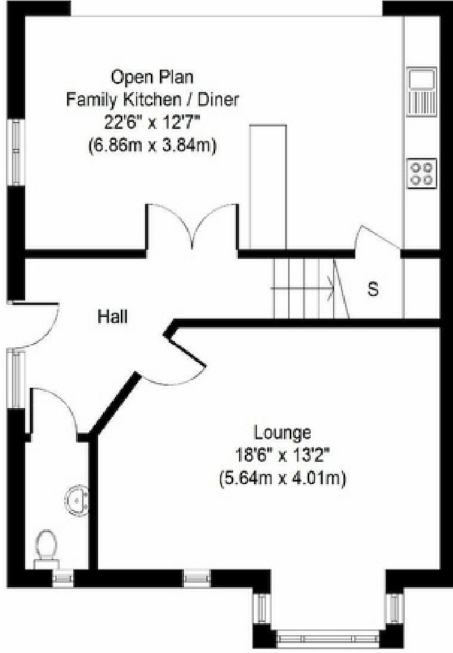
- Lounge to front - 5.64m x 4.01m (18'6" x 13'2")
- Family Kitchen/Diner to Rear - 6.86m x 3.84m (22'6" x 12'7")
- Master Bedroom to Side - 4.01m x 2.97m (13'2" x 9'9")
- Ensuite to rear - 1.85m x 1.73m (6'1" x 5'8")
- Bedroom Two to Front - 4.04m x 3.71m (13'3" x 12'2")
- Bedroom Three Dual Aspect - 3.99m x 2.74m (13'1" x 9'0")
- Bathroom to Rear - 2.9m x 1.88m (9'6" x 6'2")

A recently constructed detached home in a semi-rural location with high specification accommodation comprising in brief of reception hall, guest WC, lounge, open plan living/dining kitchen, three double bedrooms, ensuite shower room, family bathroom, front and rear gardens and driveway providing off-road parking.

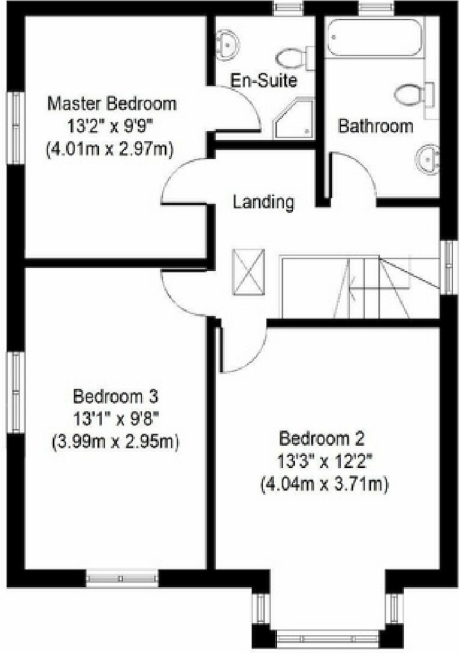
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	
(55-68) <b>D</b>	68
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: E  
 EPC Rating: B  
 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.



**Ground Floor**  
 Approximate Floor Area  
 695 Sq. ft.  
 (64.6 Sq. m.)



**First Floor**  
 Approximate Floor Area  
 695 Sq. ft.  
 (64.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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