

# DRAKES

ESTATE AGENTS



Houndsfield Lane, Wythall, B47 6LX

£715,000

- An Executive Detached Home
- Five Bedrooms
- Two Reception Rooms
- Refitted Kitchen Breakfast Room
- Utility Room
- Guest WC
- Two Ensuite Shower Rooms
- Refitted Family Bathroom
- Double Garage & Off Road Parking
- Good Sized Private Aspect Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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- Lounge to front - 5.97m x 4.8m (19'7" x 15'9") max inc bay & fire
- Dining Room to rear - 4.04m x 3.48m (13'3" x 11'5")
- Kitchen/Breakfast Room to rear - 3.45m x 5m (11'4" x 16'5")
- Utility Room - 1.78m x 3.02m (5'10" x 9'11")
- Guest WC - 1.8m x 1.88m (5'11" x 6'2")
- Master Bedroom to front - 5.49m max 3.58m min x 5.03m (18'0" max 11'9"min x 16'6") inc wardrobes
- Ensuite Shower Room to side - 1.7m x 3.2m (5'7" x 10'6")
- Bedroom Two to rear - 3.25m max 1.37min x 5.03m max 3.17m min (10'8" max 4'6"min x 16'6" max 10'5"min)
- Ensuite Shower to side - 1.73m x 1.73m (5'8" x 5'8")
- Bedroom Three to rear - 3.99m x 3.53m (13'1" x 11'7") inc wardrobes
- Bedroom Four to front - 4.52m x 2.92m (14'10" x 9'7") inc wardrobes
- Bedroom Five to front - 3.15m x 2.64m (10'4" x 8'8")
- Bathroom to side - 2.03m x 3.66m (6'8" x 12'0")
- Double Garage - 5.64m x 5.08m (18'6" x 16'8")

A well-presented five bedroom executive detached family home set on the edge of the popular Hollywood Grange development and with open views to countryside to the front. The well-proportioned accommodation comprises in brief of entrance porch, reception hall, two reception rooms, refitted kitchen breakfast room, utility, guest WC, master bedroom with refitted Porcelanosa ensuite bathroom and fitted wardrobes, four further good sized bedrooms, ensuite shower room, family bathroom with refitted Porcelanosa four piece suite, double garage, off road parking and good size private aspect rear garden.

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	70	79
55-68 <b>D</b>		
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: G  
EPC Rating: C  
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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