

# DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AT

£500,000

- An Immaculately Presented Detached
- Four Bedrooms
- Lounge
- Living/Dining Kitchen
- Study
- Utility & Guest WC
- Modern Ensuite Shower Room
- Family Bathroom
- Garage & Off Road Parking
- Pleasant Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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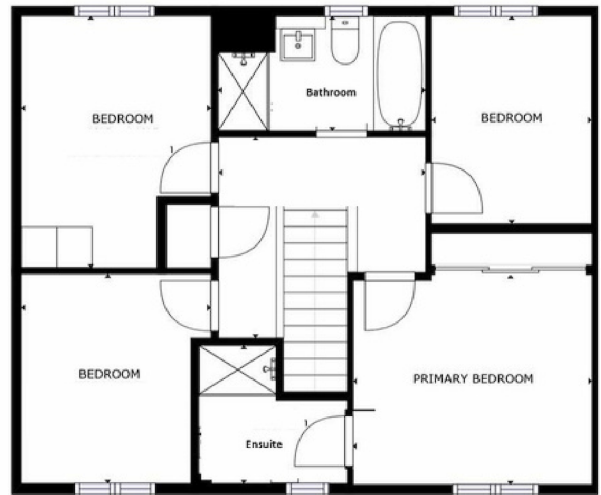


- Study to front - 2.31m x 2.03m (7'7" x 6'8")
- Lounge to rear - 4.75m x 3.43m (15'7" x 11'3")
- Living/Dining Kitchen Dual Aspect - 6.88m x 2.72m (22'7" x 8'11")
- Utility room to rear - 1.88m x 1.78m (6'2" x 5'10")
- Bedroom One to front - 3.02m x 3.51m (9'11" x 11'6") + wardrobes
- Ensuite to front - 2.21m x 1.3m (7'3" x 4'3")+ shower cubicle
- Bedroom Two to rear - 3.71m x 2.79m (12'2" x 9'2")
- Bedroom Three to front - 3.07m x 2.49m (10'1" x 8'2")
- Bedroom Four to rear - 3.05m x 2.36m (10'0" x 7'9")
- Bathroom to rear - 1.7m x 2.18m (5'7" x 7'2")+ shower
- Garage - 5.89m x 3.05m (19'4" x 10'0")

An immaculately presented and modern detached home occupying a surprisingly good plot with accommodation comprising in brief of reception hall, lounge, study, living/dining kitchen, utility, guest WC, four bedrooms, modern ensuite shower room, family bathroom, pleasant rear garden, garage and driveway.

COUNCIL TAX BAND: F  
 EPC Rating: B  
 Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROSS INTERNAL AREA  
 FLOOR 1: 624 sq. ft, 58 m<sup>2</sup>, FLOOR 2: 625 sq. ft, 58 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 149 sq. ft, 14 m<sup>2</sup>  
 TOTAL: 1249 sq. ft, 116 m<sup>2</sup>

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. There is a service charge for the estate of £135 per annum which covers the maintenance of the communal areas. 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.