

# DRAKES

ESTATE AGENTS



Lea Green Lane, Wythall, B47 6HN

£725,000

- A Detached Property with approx. 3000sqft of Accommodation
- Four Bedrooms
- Impressive Full-Width Living/Dining Kitchen
- Extended Family Room
- Utility Room & Guest WC
- Loft Room
- Luxury Family Bathroom
- Ensuite Shower Room
- Generous Rear Garden
- Large Garage & Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

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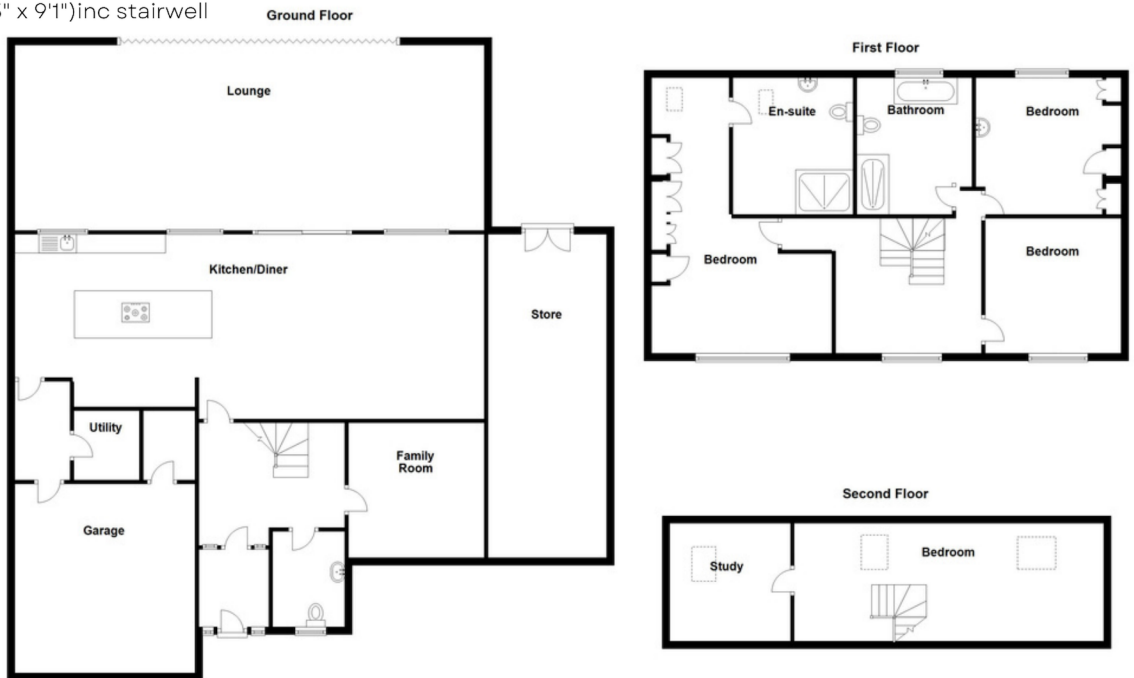
- Snug to front - 3.86m x 3.56m (12'8" x 11'8")
- Living/Dining Kitchen to rear - 12.14m x 4.78m (39'10" x 15'8")
- Utility Room to side - 1.3m x 1.8m (4'3" x 5'11")
- Family Room to front - 9.32m x 3.89m (30'7" x 12'9")
- Bedroom One to front - 4.98m x 4.65m (16'4" x 15'3") plus dressing area
- Ensuite - 3.58m x 2.59m (11'9" x 8'6")
- Bedroom Two to rear - 4.42m x 3.68m (14'6" x 12'1")
- Bedroom Three to front - 3.68m x 3.63m (12'1" x 11'11")
- Bathroom to rear - 3.71m x 2.57m (12'2" x 8'5")
- Bedroom Four - 3.45m x 3m (11'4" x 9'10")
- Loft Room - 8.36m x 2.77m (27'5" x 9'1") inc stairwell

A fabulous detached property overlooking open countryside. The property is deceptively spacious and offers over 3000sqft of beautifully appointed accommodation comprising in brief of entrance porch, reception hall, snug, impressive full-width living/dining kitchen, extended family room, utility room, guest WC, four bedrooms, loft room, luxury family bathroom, an ensuite shower room, generous rear garden, large garage and a deep driveway for off-road parking.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	76
D (55-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX 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.



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