

DRAKES

ESTATE AGENTS



Burnham Road, Wythall B47 6AS

£535,000

- An Extended Detached Property
- Four Bedrooms
- Extended Diner/Kitchen
- Lounge
- Utility
- Master Bedroom with En-suite
- Family Bathroom
- Partially Converted Garage
- Landscaped Rear Garden
- Driveway Providing Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 5.11m x 3.58m (16'9" into bay x 11'9")

Study to front - 2.01m x 2.06m (6'7" x 6'9")

Dining Kitchen to rear - 7.09m x 3.86m (23'3" x 12'8")

Living area to rear - 2.74m x 3m (9'0" x 9'10")

Utility to side - 2.06m x 1.65m (6'9" x 5'5")

Bedroom One to front - 4.6m x 3.23m (15'1" x 10'7") including fitted wardrobes

Ensuite to front - 1.6m x 1.19m (5'3" x 3'11") plus cubicle

Bedroom Two to rear - 3.78m x 2.74m (12'5" including fitted wardrobe x 9'0")

Bedroom Three to rear - 3.25m x 2.74m (10'8" x 9'0")

Bedroom Four to front - 3.1m x 2.08m (10'2" x 6'10")

Bathroom to side - 2.54m x 2.01m (8'4" x 6'7")

Garage with Storage area - 3.05m x 3.02m (10'0" x 9'11")

Office/gym 8'7 x 9'3 - 2.62m x 2.82m (8'7" x 9'3")

A beautifully presented extended detached family home with a private south east-facing rear garden. The tastefully appointed accommodation comprises in brief of reception hall, lounge, study, extended living/dining kitchen, guest WC, utility, four bedrooms, ensuite shower room and a family bathroom. There is a partially converted garage for garden office/gym, landscaped garden and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: F

EPC Rating: B

Tenure: Freehold

The vendor advises that the property is Freehold. There is an annual maintenance charge of approx £120. 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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