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")

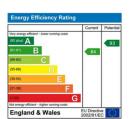
Bedroom Four to front - 3.1m x 2.08m (10'2" x 6'10")

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.



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.

Kitchen/Dining Room 3 Bedroom 2

Lounge Study Bedroom 1 Bedroom 4

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. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50