

# DRAKES

ESTATE AGENTS



## Houndsfield Court, Houndsfield Lane, Wythall, Birmingham, B47 6LX. £735,000

- Exquisite Barn Conversion
- Semi-rural Location
- Four-Car Garage
- Lounge and Spacious Living/Dining Room
- Character Features
- Modern Dining Kitchen
- Study
- Four Bedrooms
- Conservatory
- Ensuite Bathroom & Re-fitted Shower Room



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD  
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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- Entrance Hall** - 4.14m x 2.84m (13'7" x 9'4")
- Breakfast Kitchen to front** - 4.72m x 4.17m (15'6" x 13'8")
- Study to front** - 2.69m x 1.78m (8'10" x 5'10")
- Lounge to front** - 5.99m x 4.52m (19'8" x 14'10")
- Living/Dining Room to rear** - 6.58m x 6.68m (21'7" x 21'11")
- Conservatory to rear** - 5.13m x 2.44m (16'10" x 8'0")
- Bedroom One to front** - 4.67m x 3.12m (15'4" x 10'3")
- Ensuite to rear** - 3.73m x 1.7m (12'3" x 5'7")
- Storage Room to side** - 5.16m x 1.98m (16'11" x 6'6")
- Bedroom Two to front** - 4.19m x 2.97m (13'9" x 9'9")
- Bedroom Three to front** - 3.15m x 3.48m (10'4" x 11'5")
- Bedroom Four to front** - 3.86m x 2.77m (12'8" x 9'1")
- Garage** - 8.53m x 5.69m (28'0" x 18'8")

**This exquisite property is entered via electric wrought iron gates leading to an attractive courtyard which provides parking for three vehicles.**

Steps lead to a stable door giving access to a welcoming hall with stairs rising to the first floor and doors radiating off to the ground floor accommodation including the re-fitted guest W.C and study. There is a modern dining kitchen with an array of storage units and integrated quality appliances. The lounge area is a beautiful living space with exposed beams and brickwork and an attractive inglenook fireplace. From the lounge you can access a remarkable living/dining room, once again with exposed beams, a curved wall and a feature fire-place. Arched windows and doors lead to the conservatory. On the first floor, you will find four good-sized bedrooms, with charming features, an ensuite bathroom, and a contemporary re-fitted family shower room. A door from the shower room leads into a useful, large walk-in storage cupboard. Moving to the outside of the property, the rear garden includes an extensive lawn, patio, and courtyard with feature lighting. The property is further enhanced by a four-car garage, which has electricity and a mezzanine floor for additional storage. This is a rare opportunity to purchase such an impressive home, located in the village of Wythall with easy access to countryside walks and local amenities.

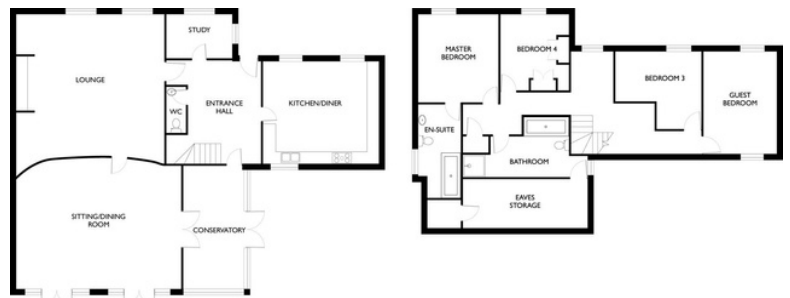
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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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