

# DRAKES

ESTATE AGENTS



## Gorse Lane, Wythall, B47 6ER

**£750,000**

- An Extraordinary Gated Detached Home
- Four Bedrooms
- Impressive Living/Dining Kitchen
- Master Suite with Dressing Area and Ensuite
- Utility Room & Guest WC
- Modern Ensuite Shower Room
- Refitted Family Bathroom
- Front, Side & Rear Gardens
- Summer House with Sauna
- Planning Permission for Further Extension



SCAN TO VIEW  
VIRTUAL TOUR

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### Reception Hall

**Lounge to front:** 4.93m x 3.35m (16'2" x 11'0")

Dual Aspect Living/Dining Kitchen

**Kitchen area - 7.26m x 5.13m (23'10" x 16'10")**

**Living area:** 4.32m x 4.44m (14'2" x 14'7")

**Utility Room to rear:** 93m x 1.98m (6'4" x 6'6")

**Bedroom One to front:** 10.29m x 3.76m (33'9" x 12'4")

**Ensuite:** 3.66m x 1.6m (12'0" x 5'3")

**Dual Aspect Bedroom Two:** 4.04m x 3.48m (13'3" x 11'5")

**Ensuite to rear:** 10'1 x 3'3 - 3.07m x 0.99m (10'1" x 3'3")

**Bedroom Three to front:** 3.28m x 3m (10'9" x 9'10")

**Bedroom Four to rear:** 3.96m x 2.03m (13'0" x 6'8")

**Bathroom to rear:** 2.97m x 1.96m (9'9" x 6'5")

**Summer House:** 3.51m x 2.26m (11'6" x 7'5")

### This impressive home sits behind gates and a tarmac driveway.

A double-glazed door leads into a welcoming reception hall with a sweeping staircase to the first floor and Oak doors to the ground floor accommodation. There is a cozy dual-aspect lounge with a log-burning effect fireplace with brick paneling and a wooden mantle. There is also a tastefully decorated guest WC and a useful utility room. The living/dining kitchen benefits from modern units, an integrated oven, microwave, plate warmer, dishwasher, induction hob, and wine cooler. This beautiful space is further enhanced by Bose ceiling speakers and a media wall. There are three first-floor bedrooms, the larger of which benefits from a modern ensuite, there is also a luxury family bathroom with ceiling speakers. The loft has been converted into a full-width master suite with ceiling speakers, a dressing area, and a gorgeous ensuite bathroom. The gardens enjoy a private southerly aspect and extend to the side and rear of the property with a sauna and summerhouse which is double-glazed and provides a relaxing outdoor space. Planning permission has been granted for a double garage and a single-story extension.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(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	

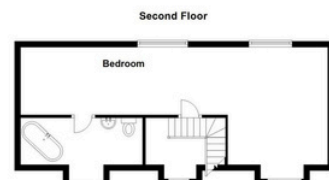
**COUNCIL TAX BAND: E**

**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.

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.



Total area: approx. 184.0 sq. metres (1980.5 sq. feet)