

# DRAKES

ESTATE AGENTS



## Hastings Close, Wythall, Birmingham, B47 6AW

**£675,000**

- Modern Detached Property
- Former Show Home
- Three Reception Rooms
- Living/Dining Kitchen
- Guest W.C
- Five Bedrooms
- Two Ensuite Shower Rooms
- Family Bathroom
- Double Garage with Kitchenette & W.C
- Utility Room



SCAN TO VIEW  
VIRTUAL TOUR

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## Hall

### Guest W.C

**Study to front** - 3.51m x 2.41m (11'6" x 7'11")

**Lounge to front** - 5.26m x 3.56m (17'3" x 11'8")

**Dining Room to rear** - 3.53m x 2.64m (11'7" x 8'8")

**Living/Dining Kitchen** - 6.63m max x 5.69m max  
(21'9" max x 18'8" max)

**Utility Room to side** - 2.31m x 1.63m (7'7" x 5'4")

**Bedroom One to front** - 4.04m x 3.63m (13'3" x 11'11")

**Ensuite to rear** - 1.7m plus shower cubicle x 1.55m (5'7" x 5'1")

**Bedroom Two to rear** - 3.51m x 2.67m (11'6" x 8'9")

### Ensuite

**Bedroom Three to front** - 3.61m x 2.79m (11'10" x 9'2")

**Bedroom Four to front** - 3.15m x 2.92m (10'4" x 9'7")

**Bedroom Five to rear** - 2.67m x 2.69m (8'9" x 8'10")

**Bathroom** - 2.54m x 2.34m (8'4" x 7'8")

**Garage** - 5.79m x 5.56m (19'0" x 18'3")

**This stunning property was the former show home on the popular Parklands development located off Gorse Lane in the village of Wythall.**

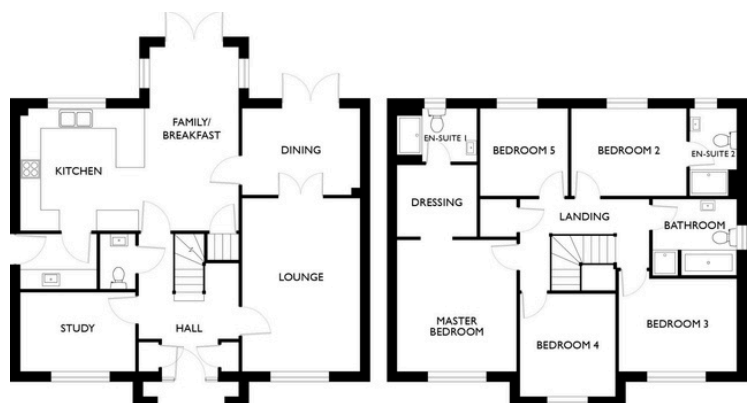
The property sits back from the road with an adjoining driveway that provides off-road parking for several vehicles and leads to a double garage. The welcoming reception hall has stairs rising to the first floor and doors radiating off to the ground floor accommodation including the guest W.C. There is a spacious lounge to the front of the property and a study. To the rear of the property is a fabulous living/dining kitchen with an array of modern units and appliances. There is also an adjoining utility room and dining room. On the first floor, there are five bedrooms, two modern ensuite shower rooms, and a family bathroom. The rear garden has been beautifully landscaped and is mainly laid to lawn with a paved patio and shrub borders. Accessed from the driveway or the garden is a detached double garage, which has two vehicular doors to the front, a kitchenette, and W.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		92
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(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			
England & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX BAND: G**

**EPC Rating: B**

**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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