

# DRAKES

ESTATE AGENTS



Alcester Road, Wythall, B47 6JL

£150,000 - 50% Shared Ownership

- A Modern End-Terrace
- Two Double Bedrooms
- Spacious Lounge
- Dining Kitchen
- Guest WC/Utility
- Conservatory
- Modern Bathroom
- Generous Side & Rear Gardens
- Two Allocated Parking Spaces
- Being Sold as 50% Shared Ownership



SCAN TO VIEW  
VIRTUAL TOUR

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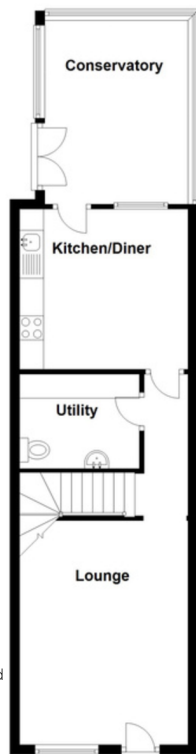
- Lounge to front - 4.62m x 3.33m (15'2" x 10'11")
- Utility Room/Utility to side - 2.29m x 1.6m (7'6" x 5'3")
- Dining Kitchen to rear - 3.35m x 3.28m (11'0" x 10'9")
- Conservatory to rear - 3.48m x 2.62m (11'5" x 8'7")
- Bedroom One to front - 3.56m x 3.35m (11'8" x 11'0")
- Bedroom Two to rear - 3.35m x 2.95m (11'0" x 9'8")
- Bathroom to side - 2.03m x 2.06m (6'8" x 6'9")

A modern end-terrace property offered for sale as 50% shared ownership with accommodation comprising in brief of a spacious lounge, dining kitchen, guest WC/utility, conservatory, two double bedrooms, modern bathroom, generous side and rear gardens and two allocated parking spaces.

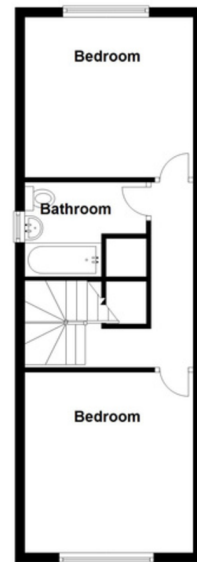
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92 plus)		89
<b>B</b> (81-91)		
<b>C</b> (69-80)	78	
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 EPC Rating: C  
 Tenure: Leasehold

Ground Floor



First Floor



Total area: approx. 90.0 sq. metres (968.6 sq. feet)

The vendor advises that the property is Leasehold with approximately 108 years remaining on the lease, a service charge payable of approximately £541.44 per annum and zero ground rent payable. As the property is being sold as 50% shared ownership there is a rental payment of £336.20 per month made payable to Bromsgrove District Housing Trust. 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