

DRAKES

ESTATE AGENTS



Wilmore Lane, Wythall, B47 6LH

£450,000

- A Spacious Detached Home
- Three Double Bedrooms
- Lounge
- Modern Kitchen
- Dining Room
- Family Bathroom & Separate WC
- Further Bathroom to Ground Floor
- Double Garage & Off Road Parking
- Beautiful Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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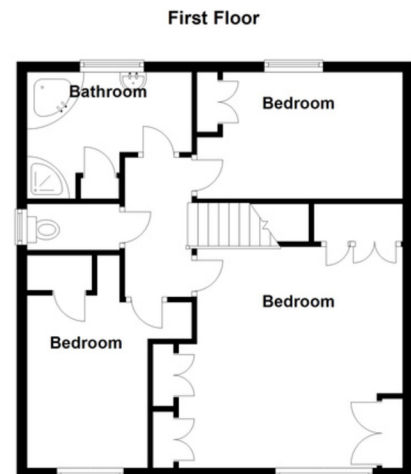
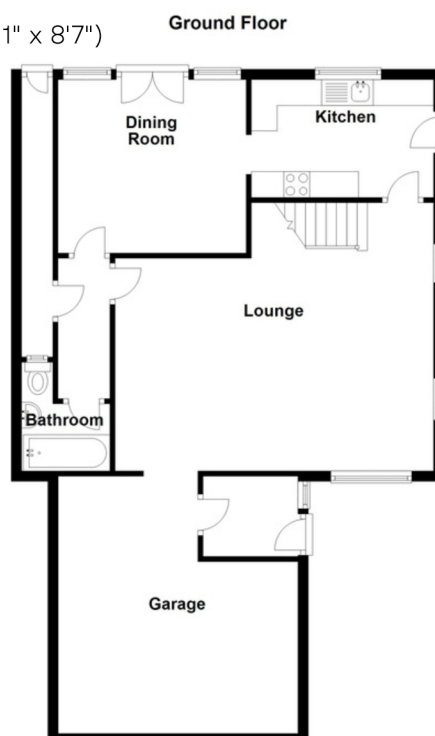


Lounge to front - 5.72m x 5.03m (18'9" x 16'6")
 Kitchen to rear - 3.02m x 2.67m (9'11" x 8'9")
 Dining room to rear - 3.71m x 3.43m (12'2" x 11'3")
 Bathroom to side - 1.63m x 1.78m (5'4" x 5'10") plus recess
 Bedroom One to front - 3.94m x 3.35m (12'11" x 11'0")
 Bedroom Two to rear - 3.35m x 2.72m (11'0" x 8'11")
 Bedroom Three to front - 3.33m x 2.62m (10'11" x 8'7")
 Bathroom to rear - 3.12m x 1.4m (10'3" x 4'7")
 Garage - 5.66m x 4.37m (18'7" x 14'4")

A spacious detached home with open views to the front and rear, being offered with no upward chain the accommodation comprises in brief of a spacious lounge, modern kitchen, dining room, downstairs bathroom, three double bedrooms, family bathroom and separate WC. There is a beautiful rear garden, driveway and a double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E
 EPC Rating: D
 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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