

DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AS

£400,000

- An Attractive Detached Home
- Three Good Size Bedrooms
- Lounge
- Dining Kitchen
- Guest WC
- Family Bathroom
- Ensuite Shower Room
- Garage & Off Road Parking
- Pleasant Rear Garden



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

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

DRAKES

ESTATE AGENTS



Lounge to front - 4.34m max 3.04m min x 3.78m (14'3" max 10'0"min x 12'5")

Dining Kitchen to rear - 3.76m x 2.95m (12'4" x 9'8")

Bedroom One to front - 3.2m x 3.15m (10'6" x 10'4") plus fitted wardrobes

Ensuite - 1.02m x 2.77m (3'4" x 9'1")

Bedroom Two to rear - 3.63m x 3.07m (11'11" x 10'1")

Bedroom Three to rear - 3.1m x 2.82m (10'2" x 9'3")

Bathroom to side - 2.62m x 1.65m (8'7" x 5'5")

Garage - 4.75m x 2.41m (15'7" x 7'11")

An attractive detached home set in a pleasant location with parkland views to the front and accommodation comprising in brief of reception hall, guest WC, lounge, dining kitchen, three good size bedrooms, ensuite shower room, family bathroom, rear garden, driveway and garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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: B

Tenure: Freehold



The vendor advises that the property is Freehold however, there is a service charge payable of £183 per annum made payable to Parklands Residential Management to maintain the communal areas on the development. 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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). 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.