

# DRAKES

ESTATE AGENTS



Houndsfield Lane, Wythall, B47 6LX

£685,000

- A Larger Style Detached Family Home
- Four Bedrooms
- Lounge with Inglenook Fireplace
- Breakfast Kitchen & Dining Room
- Master Bedroom with Dressing Room & Ensuite
- Utility Room & Guest WC
- Family Bathroom
- Private Rear Garden
- Double Garage & Off Road Parking
- Open Views to Countryside



SCAN TO VIEW  
VIRTUAL TOUR

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



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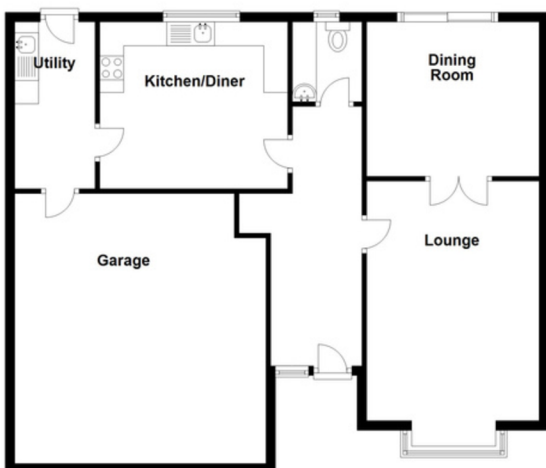
- Lounge to front - 4.83m x 3.78m (15'10" x 12'5")
- Dining Room to rear - 3.78m x 3.53m (12'5" x 11'7")
- Kitchen to rear - 3.78m x 3.73m (12'5" x 12'3")
- Utility room to side - 3.76m x 1.57m (12'4" x 5'2")
- Bedroom One to front - 4.65m x 3.78m (15'3" x 12'5")
- Dressing Room to front - 1.91m x 1.96m (6'3" x 6'5")
- Ensuite to front - 2.46m x 1.88m (8'1" x 6'2")
- Bedroom Two to rear - 3.78m x 3.78m (12'5" x 12'5") + fitted wardrobes
- Bedroom Three to rear - 3.78m x 2.46m (12'5" x 8'1")
- Bedroom Four to front - 3.15m x 4.34m (10'4" x 14'3") into bay
- Bathroom to rear - 2.64m x 2.54m (8'8" x 8'4")
- Double Garage - 5.59m x 5.05m (18'4" x 16'7")

A larger style detached family home with open countryside views to the front and occupying an impressive plot with accommodation comprising in brief of reception hall, lounge with an inglenook fireplace, dining room, breakfast kitchen, utility room, guest WC, master bedroom with dressing room and ensuite bathroom, three further double bedrooms, family bathroom, double garage, private rear garden and extensive driveway providing off-road parking for several vehicles.

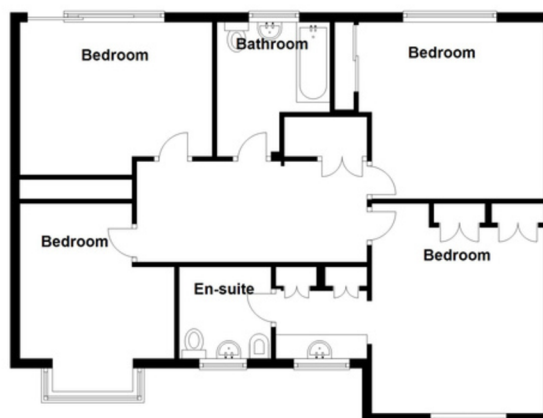
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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

Ground Floor



First Floor



COUNCIL TAX BAND: G

EPC Rating: D

Tenure: Freehold

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		78
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Total area: approx. 176.7 sq. metres (1901.7 sq. feet)

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