

# DRAKES

ESTATE AGENTS



Selsdon Close, Wythall, B47 6HP

60% Shared Ownership £167,000 or 100% Ownership £270,000

- An End of Terrace
- Two Bedrooms
- Lounge/Dining Room
- Guest WC
- Bathroom
- Off Road Parking
- Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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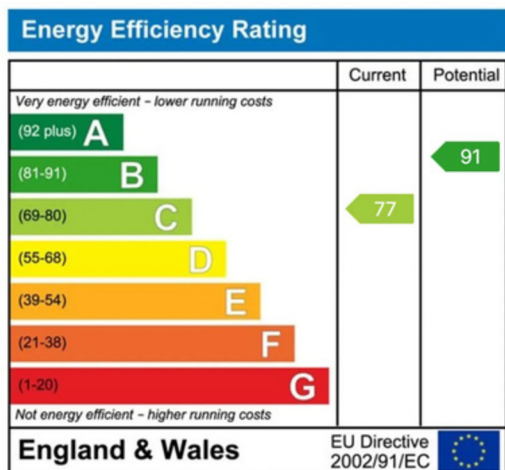
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Kitchen to front - 3.02m x 1.63m (9'11" x 5'4")  
 Lounge to rear - 4.44m x 3.66m (14'7" x 12'0")  
 Bedroom One to front - 3.66m x 2.51m (12'0" x 8'3") plus wardrobe recess  
 Bedroom Two to rear - 2.62m x 2.69m (8'7" x 8'10")  
 Bathroom - 2.24m x 1.7m (7'4" x 5'7")

An end-of-terrace property in a semi-rural location offered for sale as 60% shared ownership or can be purchased at 100% ownership for £270,000 with accommodation comprising in brief of entrance hall, guest WC, kitchen, lounge/dining room, two bedrooms, bathroom, rear garden and driveway for off-road parking. The property is also offered with no upward chain.

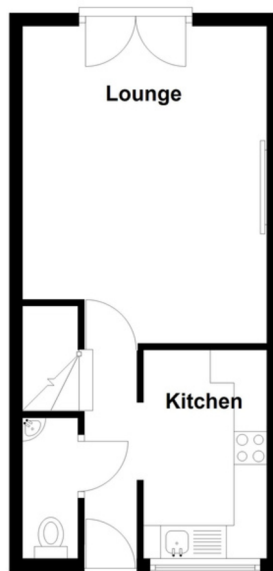


COUNCIL TAX BAND: C

EPC Rating: C

Tenure: Leasehold 60% Share or Freehold  
 100% Ownership

**Ground Floor**  
 Approx. 323.4 sq. feet



**First Floor**  
 Approx. 323.4 sq. feet



Total area: approx. 646.8 sq. feet

The vendor advises that the property is Leasehold with approximately 86 years remaining on the lease, a rental payment which we believe includes the service charge and ground rent of approximately £306.05 per month. If you were to purchase the property at 100% ownership then we believe the property will become Freehold upon completion however, 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.