

DRAKES

ESTATE AGENTS



Hastings Close, Wythall, B47 6AW

£535,000

- An Impressive Detached Property
- Four Bedrooms
- Lounge
- Dining Room/Snug
- Recently Renovated Breakfast Kitchen
- Guest WC
- Ensuite Shower Room
- Family Bathroom
- Garage & Off Road Parking
- Landscaped Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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Kitchen to rear - 3.2m x 4.57m (10'6" x 15'0")
 Lounge to front - 5.23m x 3.23m (17'2" x 10'7")
 Dining Room/Snug to front - 4.09m x 3.25m (13'5" x 10'8") max
 Bedroom One to rear - 3.99m x 2.69m (13'1" x 8'10")
 Ensuite - 1.63m x 1.17m (5'4" x 3'10")
 Bedroom Two to front - 5.54m max 3.88m min x 2.62m max
 (18'2" max 12'9" min x 8'7" max)
 Bedroom Three to front - 3.3m x 2.84m (10'10" x 9'4")
 Bedroom Four to rear - 2.34m x 2.29m (7'8" x 7'6")
 Bathroom - 2.67m x 1.7m (8'9" x 5'7")
 Garage - 5.89m x 3.02m (19'4" x 9'11")

An impressive detached property in a lovely location on the edge of the popular Parklands development. Despite being only a few years old, the property has already undergone an immense amount of improvement with accommodation comprising in brief of reception hall, guest WC, lounge, dining room/snug, recently renovated breakfast kitchen, four bedrooms, en-suite shower room, family bathroom, landscaped rear garden, garage and off-road parking for several vehicles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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: B
 EPC Rating: F
 Tenure: Freehold



The vendor advises that the property is Freehold however, we do believe that there is an estate charge of approx £140 . 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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