

DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AS

£415,000

- A Modern Detached Home
- Three Bedrooms
- Dual Aspect Lounge
- Modern Dining Kitchen
- Guest WC
- Ensuite Shower Room
- Family Bathroom
- Rear Garden
- Driveway Providing Off Road Parking
- Garage



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

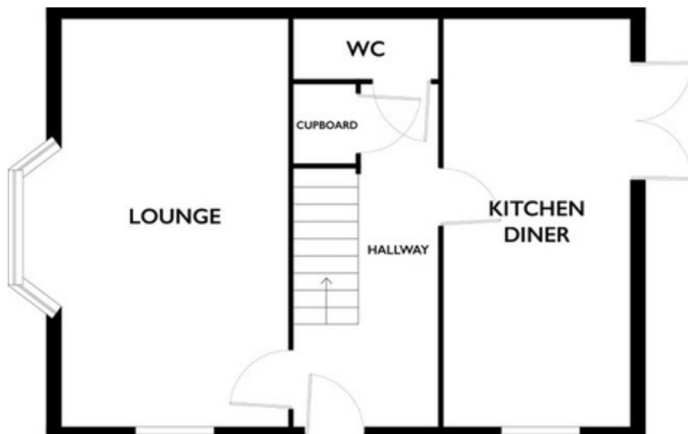
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Lounge to rear - 5.44m x 3.05m (17'10" x 10'0")
 Dining Kitchen to front - 5.41m x 2.54m (17'9" x 8'4")
 Bedroom One to rear - 3.45m x 3.12m (11'4" x 10'3")
 Ensuite to side - 1.91m x 1.7m (6'3" x 5'7")
 Bedroom Two to side - 3.51m x 2.57m (11'6" x 8'5")
 Bedroom Three to front - 2.59m x 1.85m (8'6" x 6'1")
 Bathroom to side - 1.96m x 1.91m (6'5" x 6'3")
 Garage - 5.31m x 2.74m (17'5" x 9'0")

A modern detached home with pleasant views with accommodation comprising in brief of reception hall, lounge, dining kitchen, three bedrooms, ensuite shower room, family bathroom, private rear garden, garage and driveway providing off road parking.



COUNCIL TAX BAND: E

EPC Rating: TBC

Tenure: Freehold

The vendor advises that the property is Freehold. However, there is an estate charge payable of approx £180 per annum to cover the maintenance of communal areas. 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.

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