

# DRAKES

ESTATE AGENTS



Whealers Lane, Birmingham, B13 0SB

Offers in the Region of £465,000

- A Traditional Style Detached Home
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room
- Large Rear Garden
- Mature Private Rear Garden
- Garage
- Driveway
- Convenient Location



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge area to rear - 4.67m x 3.33m (15'4" x 10'11")  
 Dining area to front - 3.3m x 3.56m plus bay (10'10" x 11'8") plus bay  
 Kitchen to rear - 4.04m x 2.39m (13'3" x 7'10")  
 Bedroom One to rear - 4.78m into bay x 2.74m plus fitted wardrobes (15'8" x 9'0")  
 Bedroom Two to front - 4.52m into bay x 3.33m (14'10" into bay x 10'11")  
 Bedroom Three to front - 3.02m x 2.41m (9'11" x 7'11") plus storage room  
 Shower Room to rear - 2.57m x 2.39m (8'5" x 7'10")  
 Garage - 4.39m x 2.21m (14'5" x 7'3")

This well-appointed, traditional-style detached residence is situated in a highly sought-after and conveniently located area. The well-planned accommodation briefly comprises a welcoming entrance hall, a spacious lounge/dining room, a fitted kitchen, three generously proportioned bedrooms, and a modern shower room. The property benefits from a substantial rear garden, a garage, and a driveway providing ample off-road parking. Offered with the advantage of no onward chain.

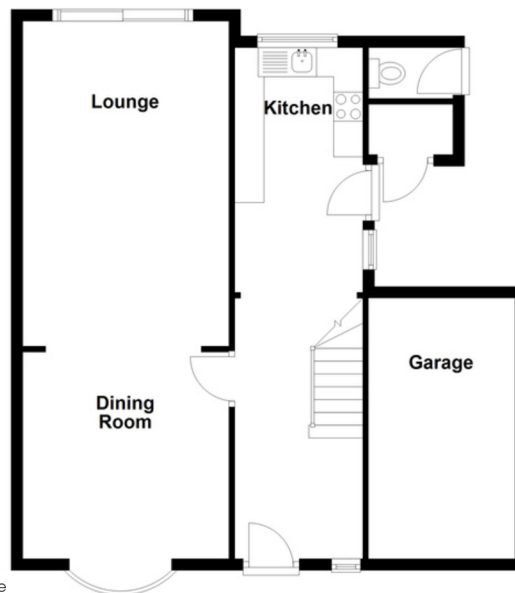
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D  
 EPC Rating: D  
 Tenure: Freehold

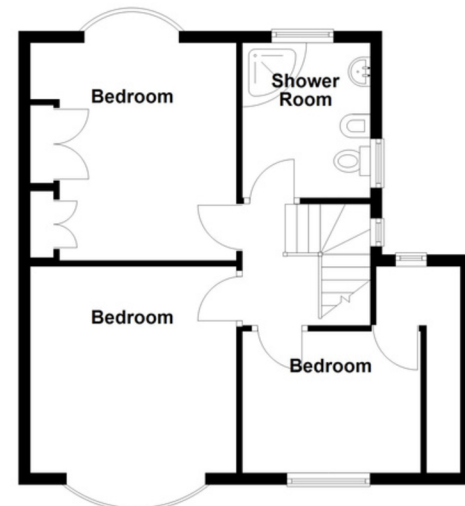
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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. 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.

**Ground Floor**  
 Approx. 67.6 sq. metres (727.2 sq. feet)



**First Floor**  
 Approx. 49.2 sq. metres (529.0 sq. feet)



Total area: approx. 116.7 sq. metres (1256.2 sq. feet)