

DRAKES

ESTATE AGENTS



Green Close, Wythall, B47 6AD,
£375,000

- A Beautifully Presented Family Home
- Three Bedrooms
- Open Plan Lounge Diner
- Conservatory
- Re-Fitted Kitchen
- Modern Family Bathroom
- Delightful Rear Garden
- Off Road Parking
- Convenient Location
- Quiet Cul-De-Sac Location



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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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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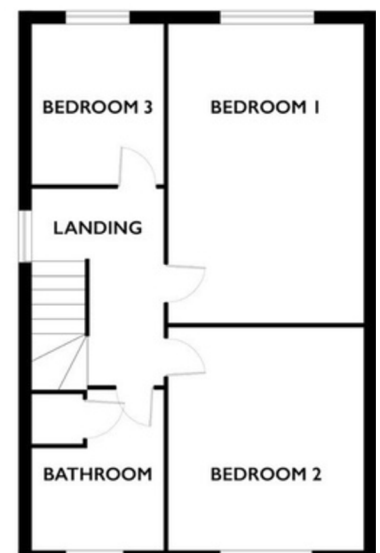


Snug/Home Office to front - 4.52m x 2.13m (14'10" x 7'0")
 Lounge to rear - 4.88m x 3.35m (16'0" x 11'0")
 Dining Area to rear - 2.11m x 2.08m (6'11" x 6'10")
 Kitchen to rear - 4.88m x 3.35m (16'0" max 8'0" min x 11'0")
 Conservatory - 3.05m x 3.05m (10'0" x 10'0")
 Bedroom One to rear - 4.88m x 3.05m (16'0" x 10'0")
 Bedroom Two to front - 3.35m x 3.05m (11'0" x 10'0")
 Bedroom Three to rear - 3.35m x 1.83m (11'0" x 6'0")
 Shower Room to front - 2.44m x 1.83m (8'0" x 6'0" min)

A beautifully presented semi detached family home benefitting from three well proportioned bedrooms, open plan lounge diner with log burner, re-fitted kitchen, conservatory, home office/snug, modern family bathroom, delightful rear garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
G		
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.

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