DRAKES ESTATE AGENTS



Ann Road, Wythall, B47 6EP £385,000

- A Well Maintained Semi Detached Property
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen

- Bathroom With Separate WC
- Generous Rear Garden
- Driveway Parking
- No Upward Chain
- Potential To Extend STPP



SCAN TO VIEW VIRTUAL TOUR

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A well maintained semi detached property benefitting from no upward chain, three

bedrooms, two reception rooms, kitchen,

potential to extend subject to planning

permission.

bathroom, separate WC, garage, generous rear garden, off road parking and huge

Lounge to front - 4.29m into bay x 3.53m (14'1" x 11'7")

Dining Room to rear - 3.81m x 3.28m (12'6" x 10'9")

Kitchen to rear - 2.74m x 2.13m (9'0" x 7'0")

Bedroom One to front -4.42m into bay x 3.38m max (14'6" x 11'1")

Bedroom Two to rear - 3.81m x 3.45m (12'6" x 11'4")

Bedroom Three to front - 2.54m x 2.13m (8'4" x 7'0")

Bathroom to rear - 2.03m x 1.91m (6'8" x 6'3")

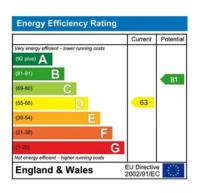
Garage - 8.59m x 2.36m (28'2" x 7'9")

Ground Floor



Bathroom

Bedroom



COUNCIL TAX BAND: D EPC Ratina: D

Tenure: Freehold Upon Completion

Kitchen Dining Room Garage Lounge

Total area: anner: 444 4 ar matera /4004 7 ar fact)

The vendor advises that the property will be Freehold upon completion. 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 Al (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.