

DRAKES

ESTATE AGENTS



Packhorse Lane, Nr Wythall, B38 0DN

£575,000

- A Stunning Detached Bungalow
- Two Double Bedrooms
- Lounge
- Luxury Fitted Kitchen
- Conservatory
- Study/Snug/Bedroom Three
- Spacious Modern Shower Room
- Large Garage
- Extensive Driveway
- Delightful Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to Rear - 4.98m x 3.05m (16'4" x 10'0")

Kitchen to Side - 3.89m x 3.28m (12'9" x 10'9")

Shower Room - 3.58m x 2.18m (11'8" x 7'2")

Bedroom One to Front - 4.29m x 3.58m (14'1" x 11'9")

Bedroom Two to Front - 4.09m x 3.58m (13'5" x 11'9")

Bedroom Three to Rear - 3.48m x 2.29m (11'5" x 7'6")

Conservatory - 3.78m x 3.18m (12'5" x 10'5")

Double Garage - 5.46m x 4.01m (17'11" x 13'2")

A stunning detached bungalow set in a delightful rural location on the edge of Wythall and occupies an exceptional plot with generous and private gardens. The property has great potential with lapsed planning permission for a ground and first-floor extension and currently provides impressive accommodation comprising in brief of reception hall, lounge, study/snug, conservatory, kitchen, two double bedrooms, spacious modern shower room, large garage, extensive driveway.

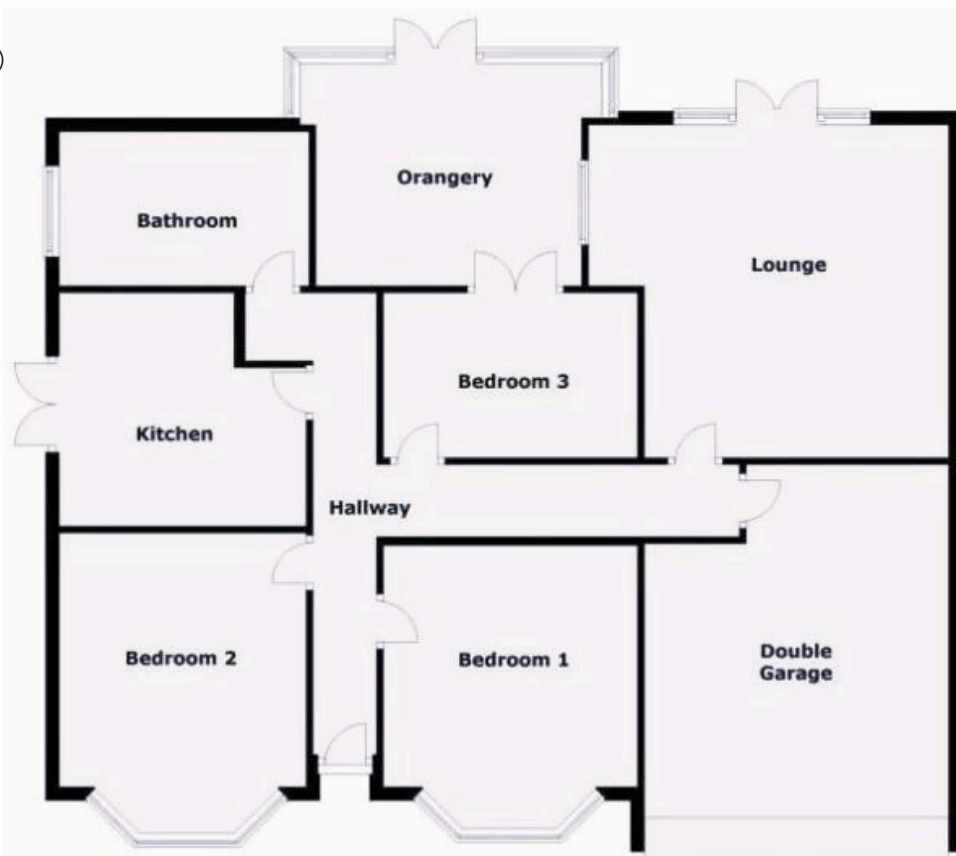
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

EPC Rating: E

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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.

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