

# DRAKES

ESTATE AGENTS



Gorsey Lane, Wythall, B47 6JH

Offers Over £650,000

- A Versatile Detached Dormer Bungalow
- Five Bedrooms
- Spacious Lounge
- Sitting Room/Bedroom
- Dining Room/Bedroom
- Contemporary Dining Kitchen
- Utility Room & Study
- Landscaped South-Facing Rear Garden
- Garage & Driveway
- En-Suite, Bathroom & Further Shower Room



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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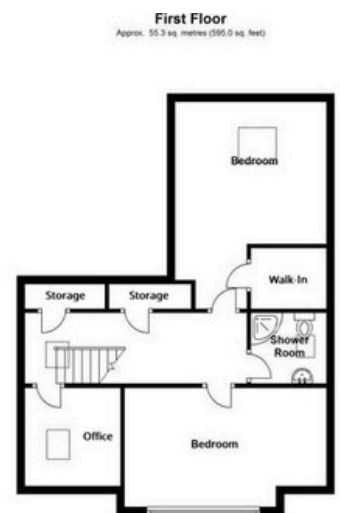
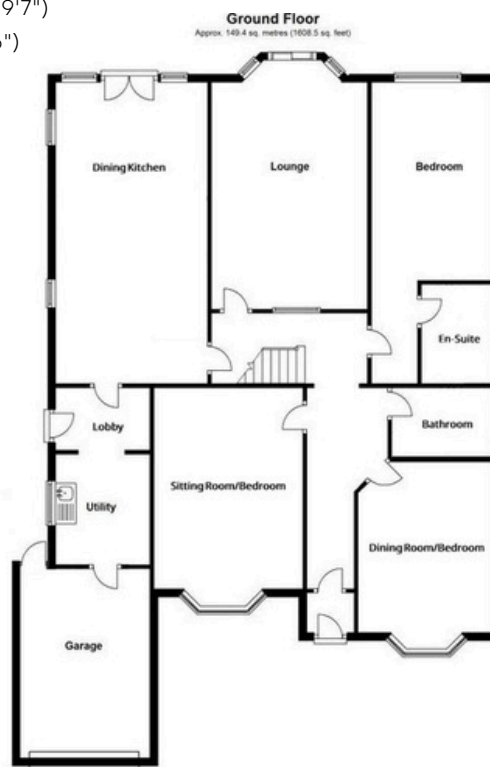


Spacious Family Lounge to rear - 6.71m x 3.76m (22'0" x 12'4")  
 Dining Room/Bedroom to front - 4.19m into bay x 3.35m (13'9" x 11'0")  
 Sitting Room/Bedroom to front - 4.7m into bay x 3.45m (15'5" x 11'4")  
 Contemporary Dining Kitchen to rear - 8.38m x 3.12m (27'6" x 10'3")  
 Utility Room to side - 2.9m x 2.36m (9'6" x 7'9")  
 Principle Bedroom to rear - 5.05m x 3.43m (16'7" x 11'3")  
 En-Suite Shower Room to side - 2.51m x 2.46m (8'3" x 8'1")  
 Guest Bathroom to side - 1.7m x 2.31m (5'7" x 7'7")  
 Bedroom to rear - 4.44m x 3.53m (14'7" x 11'7")  
 Bedroom to front - 4.98m x 2.92m max (16'4" x 9'7")  
 Study/Hobbies Room - 2.95m x 1.98m (9'8" x 6'6")  
 Shower Room to side - 1.7m x 1.63m (5'7" x 5'4")  
 Garage - 3.58m x 5.87m (11'9" x 19'3")

A beautifully presented dormer bungalow offering versatile living space with spacious lounge, contemporary dining kitchen, formal dining room/bedroom, sitting room/bedroom, spacious ground floor bedroom with en-suite, ground floor guest bathroom, two upstairs bedrooms, shower room, study, utility room, generous Southerly facing rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		75
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



Total area: approx. 204.7 sq. metres (2203.6 sq. feet)

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 does 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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