

# DRAKES

ESTATE AGENTS



Houndsfield Lane, Wythall, B47 6LS

£465,000

- A Detached Home with Countryside Views
- Four Good Size Bedrooms
- Spacious Lounge
- Dining Room
- Re-fitted Kitchen
- Guest WC
- Shower Room & Separate WC
- Garage & Off Road Parking
- Private Rear Garden
- No Upward Chain



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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L-Shaped Lounge to rear- 6.73m max 3.14m min x 6.05m max 3.93m min (22'1" max 10'4"min x 19'10" max 12'11"min)  
 Dining Room to rear - 4.42m x 0.43m (14'6" x 1'5")  
 Kitchen to front - 7.01m max 3.93m min x 3.66m max 1.60m min (23'0" max 12'11"min x 12'0" max 5'3"min)  
 Conservatory to front - 4.44m x 2.97m (14'7" x 9'9")  
 Bedroom One to front - 3.96m x 3.15m (13'0" x 10'4")  
 Bedroom Two to front - 3.94m x 2.39m (12'11" x 7'10")  
 Bedroom Three to rear - 3.94m x 2.18m (12'11" x 7'2")  
 Bedroom Four to rear - 2.59m x 2.49m (8'6" x 8'2")  
 Shower Room to rear - 2.31m x 1.8m (7'7" x 5'11")

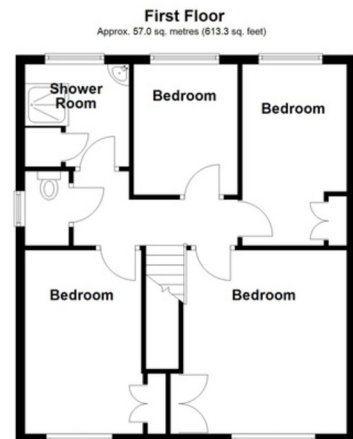
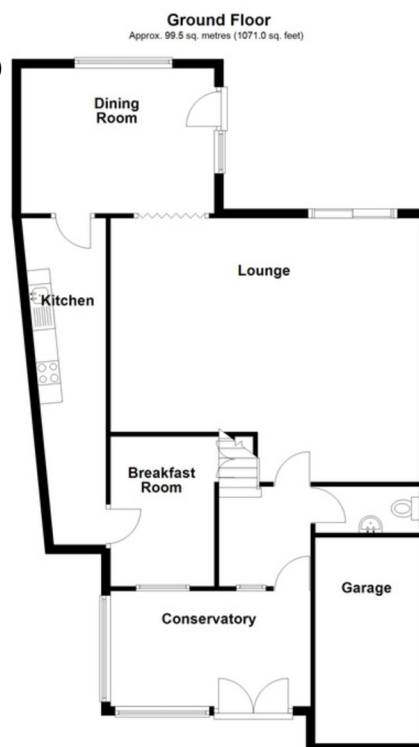
A spacious detached home enjoying open countryside views to the front. Requiring some modernisation and offered with no upward chain, this extended property offers accommodation comprising in brief of reception hall, guest WC, spacious lounge, dining room, re-fitted kitchen, four good size bedrooms, shower room and separate WC, driveway providing off road parking, garage and a private rear garden.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E

EPC Rating: C

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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