

DRAKES

ESTATE AGENTS



Hastings Close, Wythall, B47 6AW

Offers Over £550,000

- An Attractive Detached Family Home
- Four Well Proportioned Bedrooms
- Spacious Dining Kitchen
- En-Suite Shower Room
- Study
- Family Bathroom
- Utility Room
- Guest WC
- Landscaped Low Maintenance Rear Garden
- Garage & Off Road Parking



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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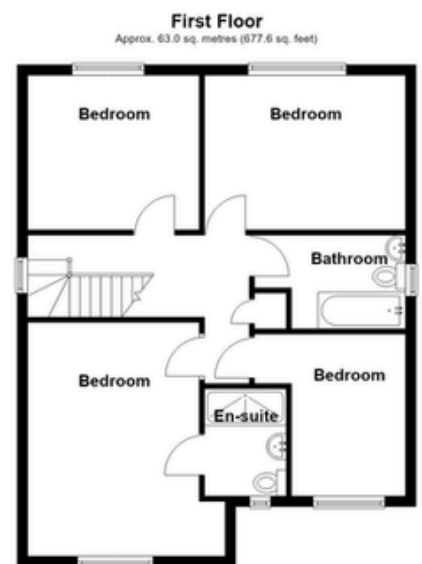
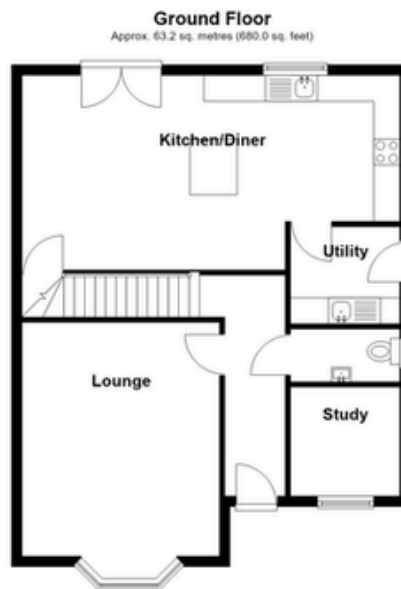
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Lounge to front - 5.36m into bay x 3.56m (17'7" x 11'8")
 Study to front - 2.03m x 2.01m (6'8" x 6'7")
 Spacious Dining Kitchen to rear - 3.86m max x 7.16m (12'8" x 23'6")
 Bedroom One to front - 3.2m min x 4.78m (10'6" x 15'8")
 En-Suite Shower Room - 2.01m into shower x 1.6m (6'7" x 5'3")
 Bedroom Two to rear - 3.73m x 2.77m (12'3" x 9'1")
 Bedroom Three to rear - 3.2m x 2.77m (10'6" x 9'1")
 Bedroom Four to front - 3.12m x 2.03m min (10'3" x 6'8")
 Family Bathroom to side - 1.98m min x 1.65m (6'6" x 5'5")

An attractive detached family home with four bedrooms, spacious dining kitchen, lounge, home office, utility, guest WC, en-suite shower room, family bathroom, low maintenance landscaped rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		87
B (81-91)		
C (69-80)	79	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 126.1 sq. metres (1357.6 sq. feet)

COUNCIL TAX BAND: F
 EPC RATING: C

Tenure

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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