

# DRAKES

ESTATE AGENTS



Lea Green Lane, Wythall, B47 6HE

£595,000



SCAN TO VIEW  
VIRTUAL TOUR

- An Extended Detached Dormer Bungalow
- Generous Wrap Around Plot
- Four Bedrooms
- Two Reception Rooms
- Superb Family Dining Kitchen
- En-Suite Shower Room
- Ground Floor Shower Room
- Spacious Landing Area/Home Office
- Detached Double Garage & Off Road Parking
- South West Facing Rear Garden

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Dual Aspect Lounge to front - 5.87m x 3.56m (19'3" x 11'8")  
 Dining Room to side - 5.51m x 2.57m (18'1" x 8'5")  
 Superb Open Plan Family Dining Kitchen to rear - 5.82m max x 6.55m max (19'1" x 21'6")  
 Bedroom Two to side - 3.35m x 3.07m (11'0" x 10'1")  
 Bedroom Three to side - 3.35m x 2.92m (11'0" x 9'7")  
 Shower Room to side - 2.9m x 1.52m (9'6" x 5'0")  
 Spacious Landing/Home Office - 4.14m max x 4.01m max (13'7" x 13'2")  
 Dual Aspect Bedroom One - 3.51m including wardrobes x 4.29m (11'6" x 14'1")  
 En-Suite Shower Room to side - 2.67m x 1.27m (8'9" x 4'2")  
 Bedroom Four to side - 4.04m x 1.83m (13'3" x 6'0")  
 Detached Double Garage - 5.35m x 6.2m (17'6" x 20'4")  
 South West Facing Rear Garden

An extended & deceptively spacious detached dormer bungalow set on a generous corner plot with two upstairs bedrooms, two ground floor bedrooms, dining room, lounge with log burner, impressive open plan dining kitchen & family room, ground floor shower room, first floor en-suite shower room, spacious landing/home office, generous off road parking, detached double garage and South West facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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



Total area: approx. 182.2 sq. metres (1961.0 sq. feet)

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.

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