

DRAKES

ESTATE AGENTS



Fulford Close, Wythall, B47 6HJ

£525,000

- A Stunning Three Storey Home
- Four Generous Bedrooms
- Attractive Lounge
- Impressive Designer Family Kitchen
- Master Suite With Walk-In Wardrobes & En-Suite
- Contemporary Family Bathroom
- Guest WC
- Landscaped South West Facing Garden
- Driveway Parking
- Ground Floor Under-Floor Heating



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 4.78m max under stairs x 5.72m (15'8" x 18'9")
 Impressive Breakfast Kitchen to rear - 5.51m x 4.78m max (18'1" x 15'8")
 Bedroom Two to front - 4.8m x 2.82m (15'9" x 9'3")
 Bedroom Three to rear - 3.2m x 2.62m (10'6" x 8'7")
 Bedroom Four to rear - 3.2m x 2.06m (10'6" x 6'9")
 Re-Fitted Contemporary Family Bathroom to side - 2.13m x 1.63m (7'0" x 5'4")
 Spacious Bedroom One to front - 7.09m max x 4.04m (23'3" x 13'3")
 Luxury En-Suite Shower Room to rear - 2.9m x 1.63m (9'6" x 5'4")

A fully refurbished and beautifully presented three storey semi detached family home with four generous bedrooms, attractive lounge, impressive designer family kitchen, ground floor under-floor heating, superb top floor bedroom with two walk-in wardrobes and luxury en-suite shower room, contemporary family bathroom, guest WC, landscaped South West facing rear garden and driveway parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		82
C (69-80)		
D (55-68)	65	
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: E
 EPC Rating: D
 Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should the property be sold subject to a lease. We request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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