

DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AS

Offers Over £500,000

- A Beautifully Presented Detached Home
- Four Well Proportioned Bedrooms
- Attractive Lounge
- Spacious Modern Dining Kitchen
- Versatile Home Office
- Utility Room & Guest WC
- En-Suite Shower Room & Four Piece Family Bathroom
- Good Size Southerly Facing Rear Garden
- Off Road Parking & Garage
- Convenient Location



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

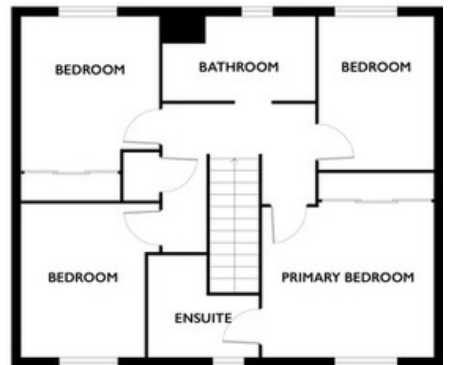
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Welcoming Entrance Hall
- Attractive Lounge to rear - 4.8m x 3.43m (15'9" x 11'3")
- Versatile Home Office to front - 2.29m x 1.98m (7'6" x 6'6")
- Spacious Dual Aspect Dining Kitchen - 7.11m x 2.74m (23'4" x 9'0")
- Utility Room to rear - 1.85m x 1.75m (6'1" x 5'9")
- Guest WC - 1.88m x 0.94m (6'2" x 3'1")
- Bedroom One to front - 3.48m x 3.12m plus wardrobes (11'5" x 10'3")
- En-Suite Shower Room to front - 1.98m x 2.16m (6'6" x 7'1")
- Bedroom two to rear - 3.1m x 2.79m (10'2" x 9'2")
- Bedroom Three to front - 3.2m x 2.54m (10'6" x 8'4")
- Bedroom Four to rear - 3.07m x 2.36m (10'1" x 7'9")
- Four Piece Family Bathroom to rear - 2.95m x 1.7m (9'8" x 5'7")
- Garage - 6.27m x 2.97m (20'7" x 9'9")
- South Facing Rear Garden

A beautifully presented detached home on a generous plot with four well proportioned bedrooms, lounge, spacious modern dining kitchen, versatile home office, utility room, guest WC, family bathroom, en-suite shower room, south facing rear garden, off road parking and garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		86
B	(81-91)		
C	(69-80)	77	
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	



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

The vendor advises that the property is Freehold with an annual service charge of £190. 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.