

DRAKES

ESTATE AGENTS



Littleshaw Lane, Wythall, B47 6EU

£415,000

- A Well Maintained Link-Detached
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Modern Bathroom
- Separate WC
- Private Rear Garden
- Garage & Off Road Parking
- No Upward Chain



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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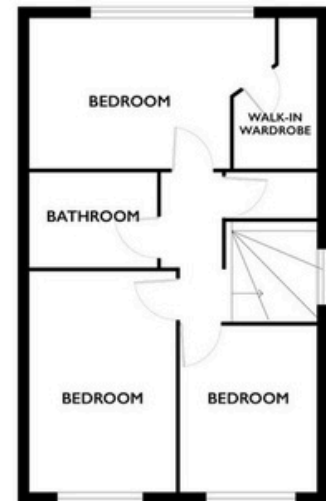
- Lounge to front - 4.27m x 4.09m (14'0" x 13'5")
- Dining Room to rear - 2.79m x 3.33m (9'2" x 10'11")
- Kitchen to rear - 2.49m x 3.76m (8'2" x 12'4")
- Conservatory to rear - 2.64m x 1.4m (8'8" x 4'7")
- Bedroom One to rear - 3.84m x 2.82m (12'7" x 9'3") plus walk-in wardrobe
- Bedroom Two to front - 4.09m x 2.74m (13'5" x 9'0")
- Bedroom Three to front - 3.12m x 2.59m (10'3" x 8'6")
- Bathroom to side - 2.44m x 1.75m (8'0" x 5'9")
- Garage - 5.05m x 2.74m (16'7" x 9'0")

A well-maintained link-detached property set in a pleasant cul-de-sac location, being sold with no upward chain the accommodation comprises in brief of entrance porch, reception hall, lounge, dining room, modern kitchen, conservatory, three good-sized bedrooms, modern bathroom, separate WC, private rear garden, garage and driveway.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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 this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.



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