

DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AT

£420,000

- A Beautiful Double Fronted Detached Home
- Three Bedrooms
- Spacious Dual Aspect Lounge
- Dual Aspect Dining Kitchen
- En-Suite Shower Room
- Family Bathroom
- Guest WC
- South West Facing Walled Garden
- Off Road Parking & Garage
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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



Welcoming Entrance Hall

Spacious Dual Aspect Lounge - 5.38m x 3.05m (17'8" x 10'0")

Dual Aspect Dining Kitchen - 5.36m x 2.54m (17'7" x 8'4")

Guest WC

Dual Aspect Bedroom One - 3.45m x 3.1m (11'4" x 10'2")

En-Suite Shower Room to front - 1.93m x 1.65m (6'4" x 5'5")

Bedroom Two to front - 3.45m x 2.54m (11'4" x 8'4")

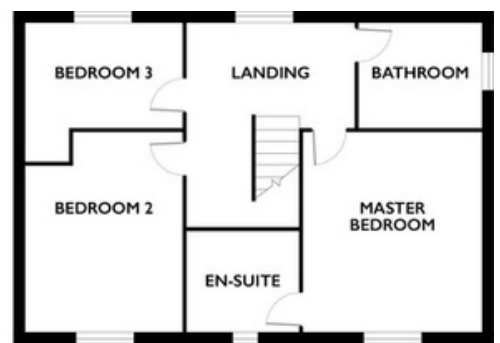
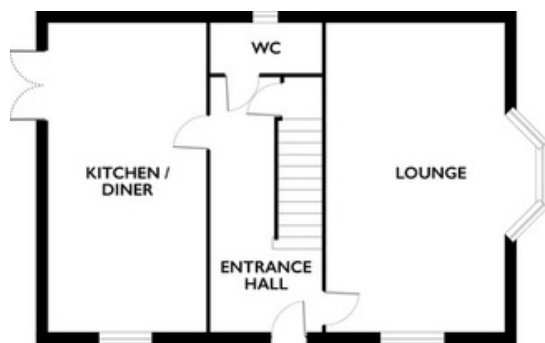
Bedroom Three to rear - 2.57m x 1.85m min (8'5" x 6'1")

Family Bathroom to rear - 1.96m x 1.85m (6'5" x 6'1")

South Westerly Facing Walled Garden

A beautiful double fronted detached family home benefitting from no upward chain, three bedrooms, spacious lounge, dining kitchen, modern en-suite shower room, family bathroom & guest WC, South West facing walled garden, garage and off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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: B

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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