

DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6ES

£439,950

- A Well Maintained Detached Family Home
- Three Bedrooms
- Through Lounge Diner
- Kitchen
- Spacious Utility Room
- Shower Room & Guest WC
- Delightful Rear Garden
- Garage & Off Road Parking
- No Upward Chain
- Potential For Conversion/Extension (STPP)



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

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Through Lounge Diner - 8.33m x 3.28m (27'4" x 10'9")
 Kitchen to rear - 3.25m x 2.34m (10'8" x 7'8")
 Spacious Utility to rear - 3.51m x 2.21m (11'6" x 7'3")
 Bedroom One to front - 4.88m x 2.82m (16'0" x 9'3")
 Bedroom Two to rear - 3.25m x 2.57m up to wardrobe (10'8" x 8'5")
 Bedroom Three to front - 3.25m max x 2.57m max (10'8" x 8'5")
 Shower Room to rear - 2.34m x 1.83m (7'8" x 6'0")
 Garage - 5.92m x 2.29m (19'5" x 7'6")

A well maintained detached family home with potential for conversion/extension (STPP) benefitting from no upward chain, three bedrooms, through lounge diner, kitchen, spacious utility room, shower room, guest WC, delightful rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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: D

EPC Rating: C

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.



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

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