

# DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6ES

£420,000

- A Well Maintained Link-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

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



- 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")

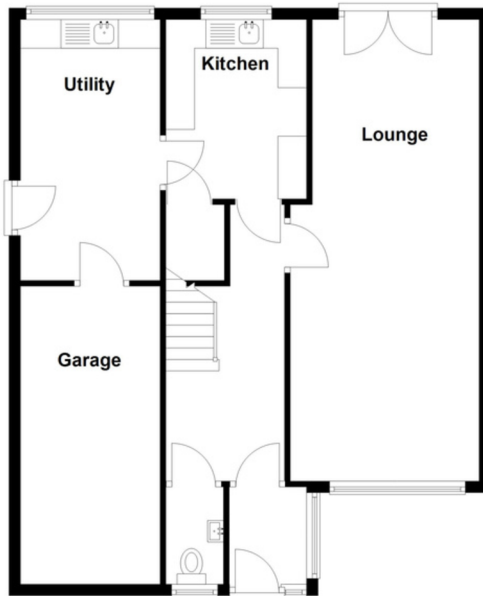
A well maintained link-detached family home with potential for conversion/extension (STPP) benefitting from no upward chain, three bedrooms, through lounge diner, kitchen, spacious utility room, shower room, guest WC, delightful rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

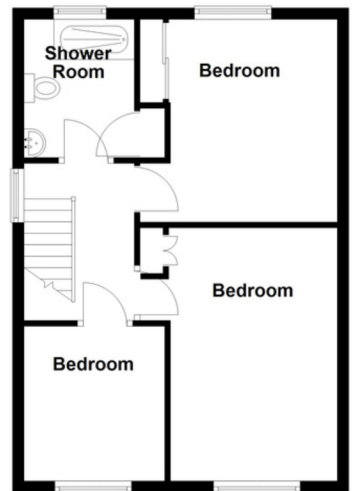
COUNCIL TAX BAND: D  
 EPC Rating: C  
 Tenure: Freehold

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.

**Ground Floor**  
 Approx. 73.4 sq. metres (789.9 sq. feet)



**First Floor**  
 Approx. 44.0 sq. metres (473.6 sq. feet)



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

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.