

DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AT

Offers Over £500,000

- An Immaculate Detached Family Home
- Four Well Proportioned Bedrooms
- Attractive Lounge
- Spacious Modern Dining Kitchen
- Versatile Home Office/Playroom
- Utility & Guest WC
- Modern En-Suite Shower Room & Family Bathroom
- Garage & Off Road Parking
- Pleasant West Facing Rear Garden
- Great Location



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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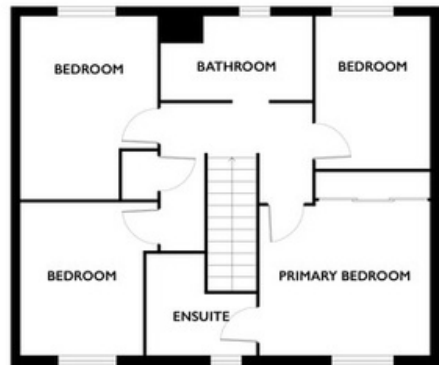
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- Reception Hall
- Study to front - 2.31m x 2.03m (7'7" x 6'8")
- Lounge to rear - 4.75m x 3.43m (15'7" x 11'3")
- Living/Dining Kitchen Dual Aspect - 6.88m x 2.72m (22'7" x 8'11")
- Utility room to rear - 1.88m x 1.78m (6'2" x 5'10")
- Bedroom One to front - 3.02m x 3.51m (9'11" x 11'6") + wardrobes
- Ensuite to front - 2.21m x 1.3m (7'3" x 4'3")+ shower cubicle
- Bedroom Two to rear - 3.71m x 2.79m (12'2" x 9'2")
- Bedroom Three to front - 3.07m x 2.49m (10'1" x 8'2")
- Bedroom Four to rear - 3.05m x 2.36m (10'0" x 7'9")
- Bathroom to rear - 1.7m x 2.18m (5'7" x 7'2")+ shower
- Garage - 5.89m x 3.05m (19'4" x 10'0")

An immaculately presented and modern detached home benefitting from attractive lounge, study, dining kitchen, utility, guest WC, four bedrooms, en-suite shower room, family bathroom, pleasant West facing rear garden, garage & driveway.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
84	93
England & Wales	
EU Directive 2002/91/EC	



COUNCIL TAX BAND: F
 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.

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.