

DRAKES

ESTATE AGENTS



Meadow Croft, Wythall, B47 6EH

Offers Over £400,000

- A Heavily Extended Family Home
- Four Bedrooms
- Dining Kitchen
- Dining/Sitting Room, Lounge & Garden Room
- Generous Home Office/Study

- Family Bathroom & Shower Room
- Guest WC
- Delightful Rear Garden
- Off Road Parking
- Delightful Rear Garden



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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Spacious Entrance Hall - 4.5m max x 2.77m (14'9" x 9'1")
 Versatile Home Office/Study to front - 4.5m x 2.16m (14'9" x 7'1")
 Extended Lounge to rear - 4.93m x 5.05m (16'2" x 16'7")
 Garden Room to rear - 2.92m x 2.62m (9'7" x 8'7")
 Dining Kitchen to rear - 4.7m x 3.35m (15'5" x 11'0")
 Sitting Room/Dining Room to front - 3.96m x 3.4m (13'0" x 11'2")
 Bedroom One to rear - 4.95m x 2.59m up to wardrobe (16'3" x 8'6")
 Bedroom Two to front - 3.28m x 3.35m (10'9" x 11'0")
 Bedroom Three to rear - 3.17m x 3.05m (10'5" x 10'0")
 Bedroom Four to rear - 3.66m x 1.93m (12'0" x 6'4")
 Bathroom to front - 2.44m x 1.93m (8'0" x 6'4")
 Shower Room to front - 2.26m x 1.45m (7'5" x 4'9")

A heavily extended family home in a convenient cul-de-sac location with no upward chain, four bedrooms, family bathroom, additional shower room, dining kitchen, extended lounge, dining/sitting room, generous home office/study, garden room, guest WC, delightful rear garden 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



Total area: approx. 163.6 sq. metres (1760.5 sq. feet)

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. 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

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