DRAKES
ESTATE AGENTS









Butterworth Close, Wythall, B47 6AH

£460,000

- A Four Bedroom Detached Property
- Spacious Lounge
- Dining Kitchen
- En-Suite Shower Room
- Family Bathroom
- Guest WC
- Garage
- Off Road Parking
- Delightful Rear Garden
- Convenient Location For Wythall Train Station & M42 Motorway Connections

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

DRAKES
ESTATE AGENTS

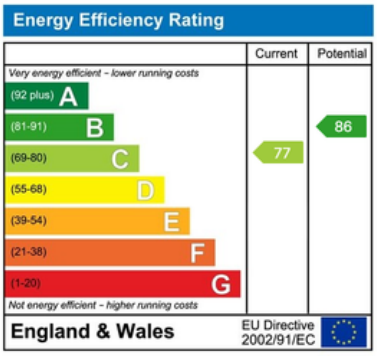


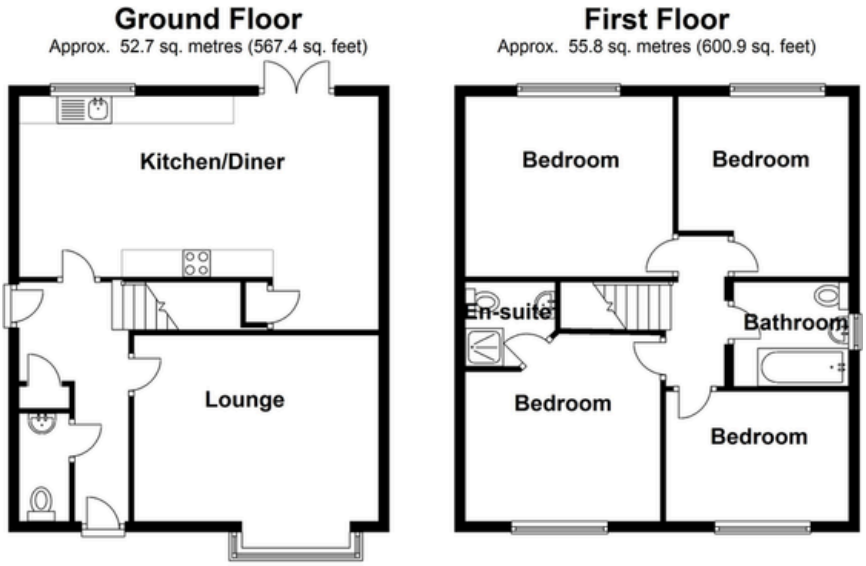




Spacious Lounge to front - 4.27m into bay x 4.98m (14'0" x 16'4")
Dining Kitchen to rear - 3.25m max x 7.24m max (10'8" x 23'9")
Bedroom One to front - 3.66m x 3.4m (12'0" x 11'2")
En-Suite to side - 1.98m max x 1.75m max (6'6" x 5'9")
Bedroom Two to rear - 4.06m x 2.36m (13'4" x 7'9")
Bedroom Three to front - 2.36m x 3.48m (7'9" x 11'5")
Family Bathroom to side - 2.03m x 2.03m (6'8" x 6'8")
Bedroom Four to rear - 3.05m max x 2.31m max (10'0" x 7'7")

A four bedroom detached property in a convenient location with spacious lounge, dining kitchen, en-suite shower room, family bathroom, guest WC, garage, off road parking and delightful rear garden.





COUNCIL TAX BAND: E
EPC RATING: C

Total area: approx. 108.5 sq. metres (1168.3 sq. feet)

Tenure
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.