

DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6ES

£395,000

- A Link Detached Property With Huge Potential
- No Upward Chain
- Potential For Extension/Conversion STPP
- Three Bedrooms
- Through Lounge Diner
- Kitchen
- Generous Utility Room
- Family Shower Room & Guest WC
- Garage & Off Road Parking
- Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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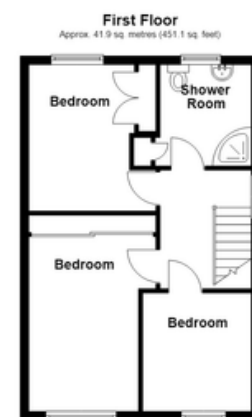
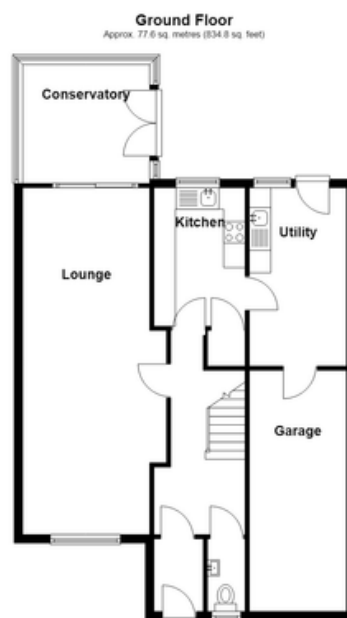


Through Lounge Diner - 8.28m x 3.28m max (27'2" x 10'9")
 Conservatory - 3.28m x 2.51m (10'9" x 8'3")
 Kitchen to rear - 2.36m x 3.05m (7'9" x 10'0")
 Generous Utility Room to rear - 4.06m x 2.26m (13'4" x 7'5")
 Bedroom One to front - 4.42m up to wardrobes x 2.84m (14'6" x 9'4")
 Bedroom Two to rear - 3.17m x 2.64m (10'5" x 8'8")
 Bedroom Three to front - 2.84m x 2.26m (9'4" x 7'5")
 Shower Room to rear - 2.21m x 1.88m (7'3" x 6'2")
 Garage - 5.94m x 2.46m (19'6" x 8'1")

A link detached property with huge potential for extension/conversion (STPP), no upward chain, three bedrooms, through lounge diner, kitchen, conservatory, family shower room, guest WC, generous utility room, garage, off road parking and rear garden.

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)	66	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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



Total area: approx. 119.5 sq. metres (1285.9 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.

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