

DRAKES

ESTATE AGENTS



Ann Road, Wythall, B47 6EP

£365,000

- A Well Maintained Semi Detached Property
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom With Separate WC
- Generous Rear Garden
- Driveway Parking
- No Upward Chain
- Potential To Extend STPP



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

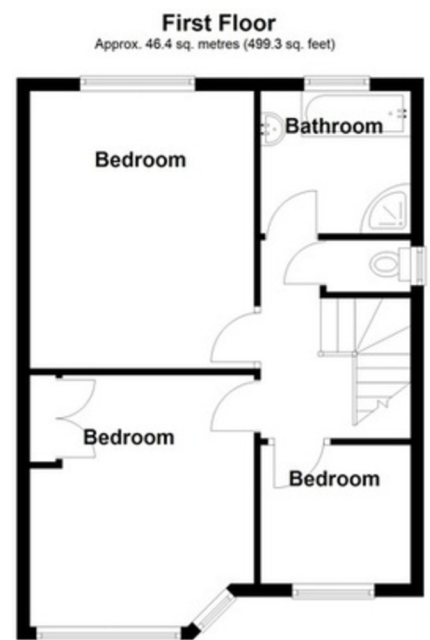
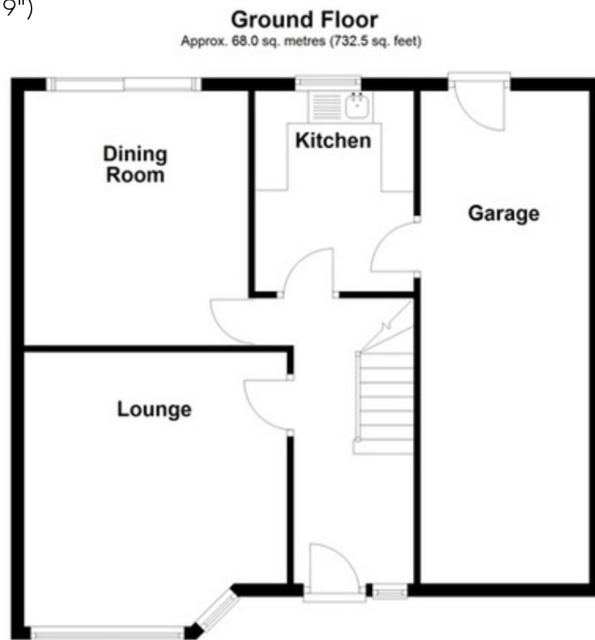


- Lounge to front - 4.29m into bay x 3.53m (14'1" x 11'7")
- Dining Room to rear - 3.81m x 3.28m (12'6" x 10'9")
- Kitchen to rear - 2.74m x 2.13m (9'0" x 7'0")
- Bedroom One to front - 4.42m into bay x 3.38m max (14'6" x 11'1")
- Bedroom Two to rear - 3.81m x 3.45m (12'6" x 11'4")
- Bedroom Three to front - 2.54m x 2.13m (8'4" x 7'0")
- Bathroom to rear - 2.03m x 1.91m (6'8" x 6'3")
- Garage - 8.59m x 2.36m (28'2" x 7'9")

A well maintained semi detached property benefitting from no upward chain, three bedrooms, two reception rooms, kitchen, bathroom, separate WC, garage, generous rear garden, off road parking and huge potential to extend subject to planning permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		81
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

COUNCIL TAX BAND: D
 EPC Rating: D
 Tenure: Freehold Upon Completion



Total area approx. 114.4 sq. metres (1231.8 sq. feet)

The vendor advises that the property will be Freehold upon completion. 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.