

DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6AE

£500,000

- A Beautifully Presented Family Home
- Four Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Utility Room
- Modern Family Bathroom
- Guest WC
- Garage
- Driveway Parking
- Generous 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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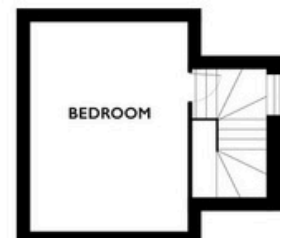
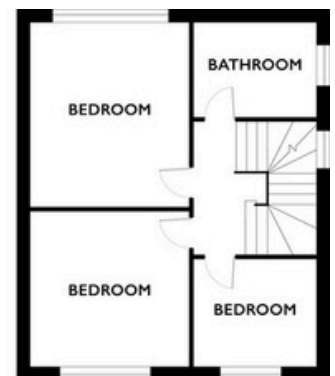
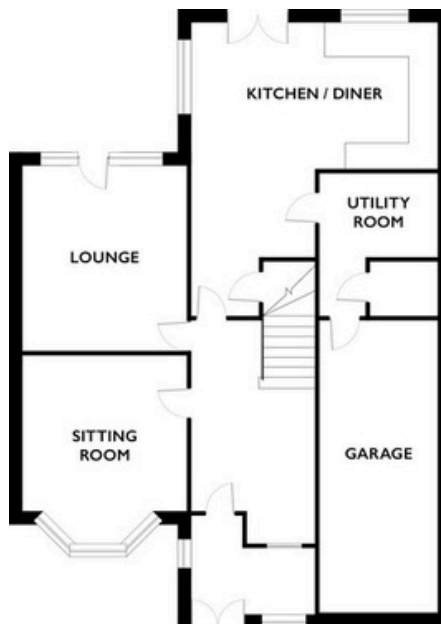


Reception Room One to rear - 3.89m x 3.45m (12'9" x 11'4")
 Reception Room Two to front - 3.73m into bay x 3.48m (12'3" x 11'5")
 Dining Kitchen to rear - 5.66m max x 4.78m max (18'7" x 15'8")
 Utility Room to side - 3.99m max x 2.13m max (13'1" x 7'0")
 Bedroom One to front - 3.81m x 3.48m (12'6" x 11'5")
 Bedroom Two to rear - 3.53m x 3.23m (11'7" x 10'7")
 Bedroom Three to front - 2.46m x 2.36m (8'1" x 7'9")
 Modern Family Bathroom to rear - 2.36m max x 1.91m max (7'9" x 6'3")
 Garage - 4.27m x 2.54m (14'0" x 8'4")

A beautifully presented and generously proportioned semi detached family home with four bedrooms, two reception rooms, spacious dining kitchen, separate utility room, guest WC, modern family bathroom, spacious welcoming enclosed porch and entrance hall, generous rear garden, garage 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	65	76
(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: D
 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.

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