



The Spinney, Wythall, B47 6HB

£375,000

- An Immaculate Semi Detached Home
- Three Bedrooms
- Re-Fitted Kitchen
- Spacious Lounge
- Conservatory
- Four Piece family Bathroom
- Off Road Parking
- Garage
- Landscaped Rear Garden
- Convenient Location



SCAN TO VIEW
VIRTUAL TOUR



- Spacious Enclosed Porch
- Entrance Hall
- Lounge to rear - 5.38m x 3.2m (17'8" x 10'6")
- Conservatory - 2.03m x 3.2m (6'8" x 10'6")
- Re-Fitted Kitchen to rear - 2.01m x 1.96m (6'7" x 6'5")
- Bedroom One to rear - 4.27m x 3.2m (14'0" x 10'6")
- Bedroom Two to front - 3.78m x 3.2m (12'5" x 10'6")
- Bedroom Three to front - 2.67m max x 2.74m (8'9" x 9'0")
- Four Piece Family Bathroom to rear - 3.38m x 1.96m (11'1" x 6'5")
- Landscaped Rear Garden
- Garage - 4.32m x 2.31m (14'2" x 7'7")

An immaculate semi detached family home with three bedrooms, spacious lounge, re-fitted kitchen, four piece family bathroom, conservatory, landscaped rear garden, garage and off road parking.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	78
E (39-54)	65
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
<small>EU Directive 2002/91/EC</small>	



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.

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