

DRAKES

ESTATE AGENTS



Whealers Lane, Birmingham, B13 0SB

£440,000

- A Traditional Style Detached Home
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room
- Large Rear Garden
- Mature Private Rear Garden
- Garage
- Driveway
- Convenient Location



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Lounge area to rear - 4.67m x 3.33m (15'4" x 10'11")
- Dining area to front - 3.3m x 3.56m plus bay (10'10" x 11'8") plus bay
- Kitchen to rear - 4.04m x 2.39m (13'3" x 7'10")
- Bedroom One to rear - 4.78m into bay x 2.74m plus fitted wardrobes (15'8" x 9'0")
- Bedroom Two to front - 4.52m into bay x 3.33m (14'10" into bay x 10'11")
- Bedroom Three to front - 3.02m x 2.41m (9'11" x 7'11") plus storage room
- Shower Room to rear - 2.57m x 2.39m (8'5" x 7'10")
- Garage - 4.39m x 2.21m (14'5" x 7'3")

This well-appointed, traditional-style detached residence is situated in a highly sought-after and conveniently located area. The well-planned accommodation briefly comprises a welcoming entrance hall, a spacious lounge/dining room, a fitted kitchen, three generously proportioned bedrooms, and a modern shower room. The property benefits from a substantial rear garden, a garage, and a driveway providing ample off-road parking. Offered with the advantage of no onward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(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.

Ground Floor
 Approx. 67.6 sq. metres (727.2 sq. feet)



First Floor
 Approx. 49.2 sq. metres (529.0 sq. feet)



Total area: approx. 116.7 sq. metres (1256.2 sq. feet)

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