

# DRAKES

ESTATE AGENTS



Wendron Grove, Birmingham, B14 6LL

£365,000

- An Impressive & Extended Semi-Detached
- Three Bedrooms
- Open-Plan Living/Dining Kitchen
- Utility Room
- Guest WC
- Modern Bathroom
- Large Rear Garden
- Garden Room
- Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge to front - 3.86m x 3.15m (12'8" x 10'4") into bay  
 Extended Living/Dining Kitchen - 8.97m x 4.57m (29'5" x 15'0") max

Utility Room to side - 1.55m x 1.5m (5'1" x 4'11")

Bedroom One to front - 3.15m x 3.86m (10'4" x 12'8") into bay

Bedroom Two to rear - 3.15m x 3.53m (10'4" x 11'7") plus bay

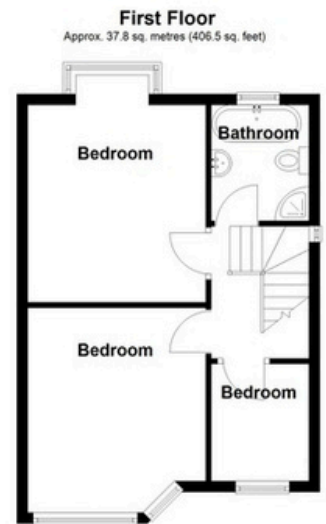
Bedroom Three to front - 2.13m x 1.85m (7'0" x 6'1")

Bathroom to rear - 2.11m x 1.75m (6'11" x 5'9")

An impressive and extended semi-detached property set in a cul-de-sac location with beautifully presented accommodation comprising in brief of entrance porch, reception hall, lounge, open-plan living/dining kitchen, utility room, guest WC, three bedrooms, modern bathroom, large rear garden, garden room and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		79
D (55-68)	67	
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: C  
 EPC Rating: D  
 Tenure: Freehold



Total area: approx. 100.4 sq. metres (1081.2 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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