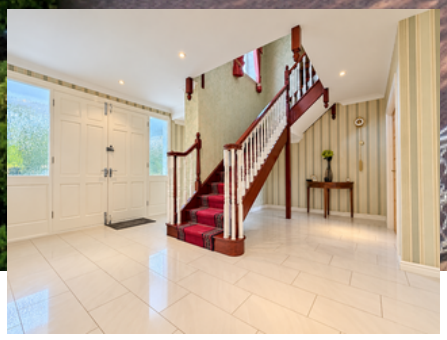
DRAKES
ESTATE AGENTS









Lea Green Lane, Wythall, B47 6HW

£1,250,000

- Impressive Five Bedroom Family Home
- Indoor Swimming Pool With Space For Gym Area
- Substantial & Versatile Accommodation Throughout
- Gated Driveway, Ample Parking & Generous Garaging
- Impressive Plot With Beautifully Maintained Gardens
- Three Reception Rooms, Conservatory & Home Office
- Re-Fitted Dining Kitchen, Utility Room & Guest WC
- Five Well-Proportioned Bedrooms & Two En-Suites
- Family Bathroom & Impressive Reception Hallway
- Fantastic Bar & Entertaining Area

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

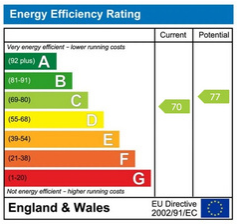
DRAKES
ESTATE AGENTS





An exceptional five-bedroom family home set within an impressive plot, boasting gated parking, three reception rooms, stunning dining kitchen, two en-suites, fabulous bar/entertaining area, swimming pool, large gardens and generous garaging..

Lounge - 6.88m max x 6.76m max (22'7" x 22'2")
Conservatory - 5.51m x 3.28m (18'1" x 10'9")
Dining Kitchen to rear - 3.89m max x 7.42m max (12'9" x 24'4")
Dining Room to front - 4.24m x 5.03m (13'11" x 16'6")
Guest WC - 2.34m x 1.83m (7'8" x 6'0")
Home Office to rear - 2.82m x 2.92m (9'3" x 9'7")
Bar/Entertaining Room to rear - 2.69m x 5.28m (8'10" x 17'4")
Swimming Pool & Gym Area to rear - 7.85m x 11.4m (25'9" x 37'5")
Dual Aspect Bedroom One - 6.43m x 2.84m (21'1" x 9'4")
Dressing Room to front - 2.26m x 2.84m (7'5" x 9'4")
Four Piece En-Suite Bathroom to front - 3.4m x 2.46m (11'2" x 8'1")
Bedroom Two to front - 3.53m max x 5.18m max (11'7" x 17'0")
Bedroom Three to rear - 4.24m x 2.79m max (13'11" x 9'2")
Bedroom Four to rear - 3.4m x 3.35m (11'2" x 11'0")
Bedroom Five to rear - 2.46m x 2.44m (8'1" x 8'0")
Four Piece Family Bathroom to rear - 3.2m x 2.46m (10'6" x 8'1")
Garage - 6.43m x 5.28m (21'1" x 17'4")







COUNCIL TAX BAND: A
EPC Rating: D
Tenure: Freehold

SCAN TO VIEW VIRTUAL TOUR

The vendor advises that the property is Freehold. The garage en-bloc is leasehold with approx. 55 years remaining on the lease and a peppercorn ground rent. 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. 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

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