

DRAKES

ESTATE AGENTS



Norton Lane, Wythall, B47 6HA

Overs Over £575,000

- A Significantly Extended Semi-Detached
- Six Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Utility Room
- Guest WC
- Modern Family Bathroom
- Modern Shower Room
- Garage & Large Driveway
- Pleasant Rear Garden with Open Views



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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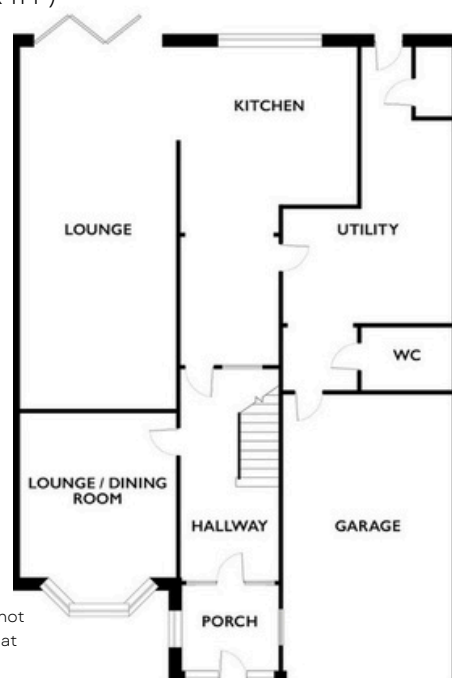
Sitting Room to front - 3.63m x 3.3m (11'11" x 10'10") plus bay
 Lounge to rear - 7.85m x 3.33m (25'9" x 10'11")
 Extended Kitchen to rear - 3.43m x 3.73m (11'3" x 12'3")
 Bedroom One to front - 3.63m x 3.07m (11'11" x 10'1") plus bay
 Bedroom Two to rear - 3.33m x 3.66m (10'11" x 12'0")
 Bedroom Three to rear - 2.67m x 3.05m (8'9" x 10'0")
 Bedroom Four to front - 2.64m x 3.02m (8'8" x 9'11")
 Bedroom Five to front - 2.06m x 2.13m (6'9" x 7'0")
 Bedroom Six to second floor - 4.06m x 3.38m (13'4" x 11'1")

A significantly extended semi-detached property in a sought-after location backing onto open fields with accommodation comprising in brief of entrance porch, reception hall, sitting room, lounge, extended kitchen, utility room, guest WC, six bedrooms, modern family bathroom, modern shower room, pleasant rear garden with open views, garage and a large driveway providing generous off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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: E
 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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