

DRAKES

ESTATE AGENTS



Wynfield Gardens, Kings Heath, B14 6EY

£415,000

- A Spacious Detached Family Home
- Three Well Proportioned Bedrooms
- Lounge
- Spacious Dining Room
- Modern Kitchen
- Conservatory
- Family Bathroom & Additional Upstairs WC
- Off Road Parking & Garage
- South Facing Rear Garden
- Potential To Extend STPP



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

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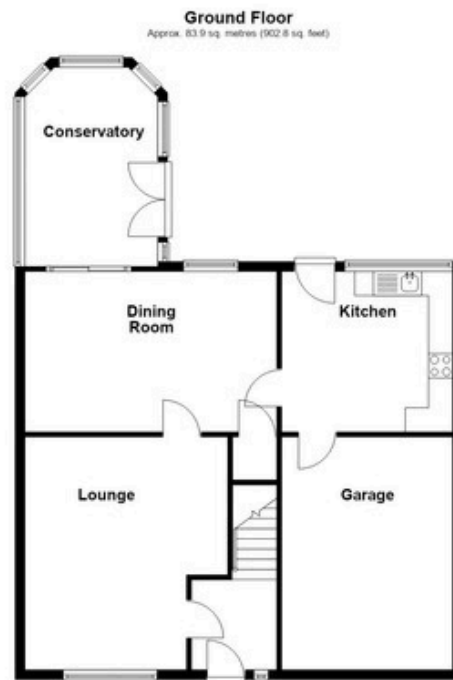


Lounge to front - 4.78m x 4.09m (15'8" x 13'5")
 Dining Room to rear - 5.18m x 3.25m (17'0" x 10'8")
 Conservatory - 3.86m x 2.46m (12'8" x 8'1")
 Kitchen to rear - 3.66m x 3.23m (12'0" x 10'7")
 Bedroom One to front - 4.34m x 2.84m (14'3" x 9'4")
 Bedroom Two to rear - 3.2m min up to wardrobes x 2.62m (10'6" x 8'7")
 Bedroom Three to front - 3.05m x 2.16m (10'0" x 7'1")
 Bathroom to rear - 1.68m min x 2.34m max (5'6" x 7'8")
 Garage - 5.59m x 2.62m (18'4" x 8'7")

A spacious detached family home in a convenient location with potential to extend further (STPP), three well proportioned bedrooms, south facing rear garden, lounge, spacious dining room, conservatory, modern kitchen, family bathroom, additional upstairs WC, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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: B
 EPC Rating: D
 Tenure: Freehold



Total area: approx. 126.7 sq. metres (1363.5 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.

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

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