

DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6AG

£825,000

- A Distinguished Detached Home Set On A Generous Double Plot
- Golf Course Views To Rear
- Large Southerly Facing Rear Garden
- In & Out Driveway With Double Garage
- Five Double Bedrooms
- Three Reception Rooms
- Dining Kitchen
- Family Bathroom
- En-Suite Shower Room
- Guest WC, Utility, Large Cloakroom & Additional Storage Room



SCAN TO VIEW
VIRTUAL TOUR

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

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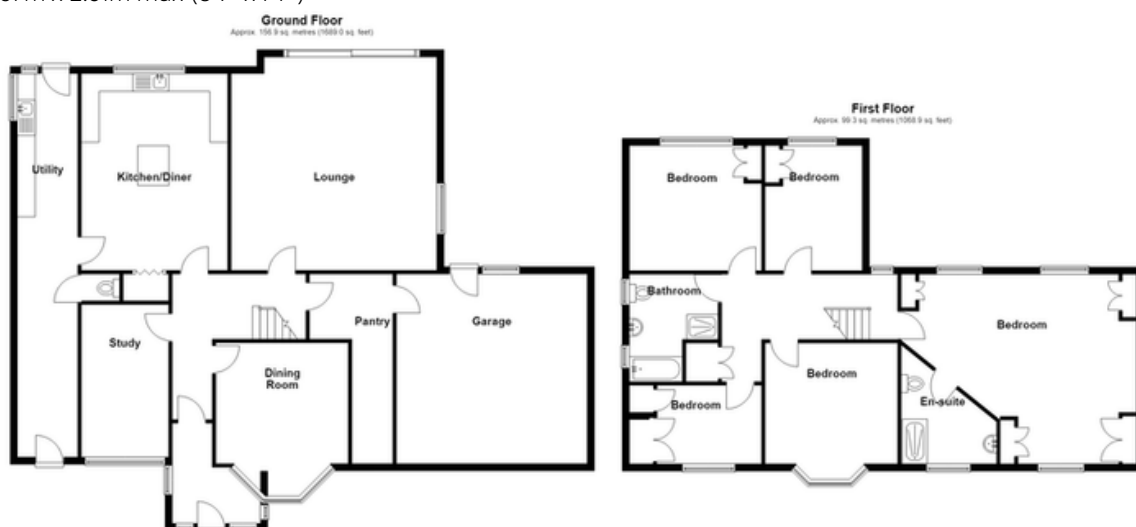
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Welcoming Entrance Hall - 2.49m max x 2.34m max (8'2" x 7'8")
 Formal Dining Room to front - 3.58m x 3.99m into bay (11'9" x 13'1")
 Extended Lounge to rear - 5.11m x 6.2m (16'9" x 20'4")
 Dining Kitchen to rear - 5.18m x 3.89m (17'0" x 12'9")
 Sitting Room to front - 4.88m x 2.36m (16'0" x 7'9")
 Utility Room/Side Store - 5.54m x 1.4m (18'2" x 4'7")
 Cloakroom - 2.87m max x 1.73m (9'5" x 5'8")
 Store Room - 1.24m max x 3.05m (4'1" x 10'0")
 Double Garage - 5.31m x 5.21m (17'5" x 17'1")
 Dual Aspect Bedroom One - 5.08m max x 5.87m max (16'8" x 19'3")
 En-Suite Shower Room to front - 2.9m max x 2.62m (9'6" x 8'7")
 Bedroom Two to rear - 3.35m x 3.89m max (11'0" x 12'9")
 Bedroom Three to front - 3.35m x 4.11m (11'0" x 13'6")
 Bedroom Four to rear - 3.63m x 3.35m (11'11" x 11'0")
 Bedroom Five to rear - 3.53m up to wardrobes x 2.34m (11'7" x 7'8")
 Family Bathroom to side - 2.67m x 2.31m max (8'9" x 7'7")

A truly unique and exquisitely presented five bedroom home occupying an impressive double plot in a sought-after semi-rural location with delightful golf course views. Featuring three reception rooms, dining kitchen, en-suite, double garage, in & out driveway and a generous southerly facing rear garden.

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

Total area: approx. 256.2 sq. metres (2757.8 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 does 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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