

DRAKES

ESTATE AGENTS



Barkers Lane, Wythall, B47 6BU

£460,000

- Convenient Semi-Rural Location
- Garage/Store Room & Off Road Parking
- Delightful South Facing Rear Garden
- Games Room & Bar
- Guest WC
- Utility Room
- Contemporary Family Bathroom
- Attractive Lounge
- Impressive Family Dining Kitchen
- Three Bedrooms
- A Stunning Extended & Refurbished Family Home



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Enclosed Porch

Welcoming Entrance Hall

Attractive Lounge to front - 4.29m into bay x 2.9m (14'1" x 9'6")

Impressive Family Dining Kitchen to rear - 7.75m x 7.01m (25'5" x 23'0")

Utility Room - 1.65m x 2.13m (5'5" x 7'0")

Guest WC

Bedroom One to rear - 3.68m x 3.4m (12'1" x 11'2")

Bedroom Two to front - 3.68m x 2.67m (12'1" x 8'9")

Bedroom Three to front - 1.91m plus fitted wardrobes x 1.88m (6'3" x 6'2")

Contemporary Family Bathroom to rear - 3.05m max x 1.73m (10'0" x 5'8")

Delightful South Facing Rear Garden

Games Room/Bar - 6.78m max x 2.67m max (22'3" x 8'9")

Garage - 2.36m x 1.91m (7'9" x 6'3")

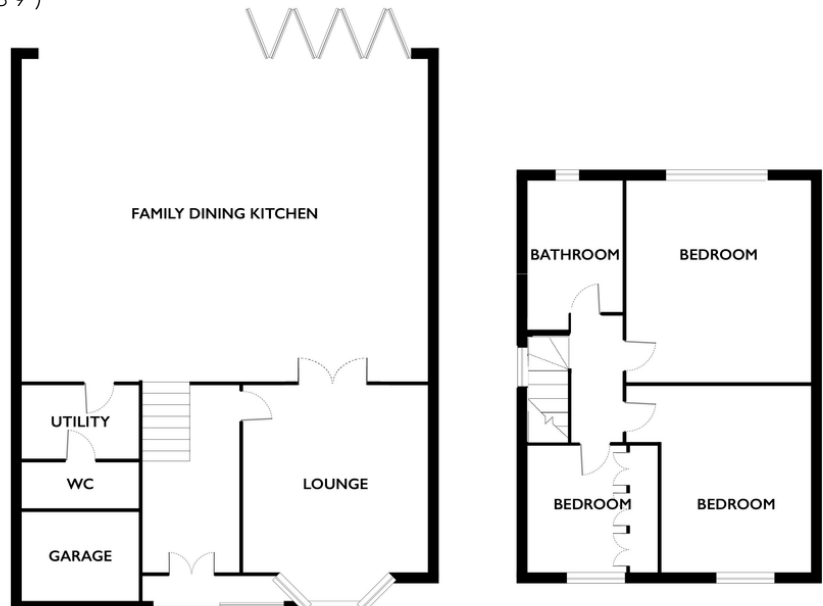
A stunning extended & refurbished family home in a convenient semi rural location benefitting from an impressive family dining kitchen, three bedrooms, attractive lounge, contemporary family bathroom, utility room, guest WC, delightful South facing rear garden with games room/bar, garage/store and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		84
C (69-80)		
D (55-68)	64	
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: D

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.

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