

DRAKES

ESTATE AGENTS



School Drive, Wythall, B47 6EJ

Offers Over £375,500

- A Spacious & Beautifully Presented Home
- Three Generous Bedrooms
- Open Plan Dining Kitchen & Family Room
- Family Bathroom
- Guest WC
- Utility/Side Store
- Garage
- Off Road Parking
- Good Size Rear Garden
- Convenient Location For Schooling & Motorway Access



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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Dining Area - 4.8m x 3.05m (15'9" x 10'0")
 Open Plan Kitchen to side - 4.8m x 1.91m (15'9" x 6'3")
 Family Area to rear - 2.79m x 5.03m (9'2" x 16'6")
 Utility/Side Store - 8.61m x 1.42m (28'3" x 4'8")
 Bedroom One to rear - 4.98m x 3.1m (16'4" x 10'2")
 Bedroom Two to front - 2.77m x 3.35m (9'1" x 11'0")
 Bedroom Three to rear - 3.71m x 1.93m (12'2" x 6'4")
 Family Bathroom to front - 2.18m x 2.13m (7'2" x 7'0")

A spacious & beautifully presented semi detached home in a convenient location with three generous bedrooms, open plan dining kitchen & family room, family bathroom, guest WC, utility room, garage and good sized 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	67	77
(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: C
 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. 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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