

DRAKES

ESTATE AGENTS



Three Oaks Road, Wythall, B47 6HQ

£415,000

- A Spacious Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Large Utility Room
- Four Piece Family Bathroom
- Guest WC
- Good Size Rear Garden
- Off Road Parking
- Convenient Location



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 5.66m into bay x 3.58m (18'7" x 11'9")
 Dining Room to rear - 3.07m x 3.12m (10'1" x 10'3")
 Kitchen to rear - 3.2m x 2.36m (10'6" x 7'9")
 Large Utility Room - 5.36m x 2.59m (17'7" x 8'6")
 Bedroom One to front - 3.2m x 4.95m into bay (10'6" x 16'3")
 Bedroom Two to rear - 3.84m x 3.2m (12'7" x 10'6")
 Bedroom Three to front - 2.67m x 2.31m (8'9" x 7'7")
 Four Piece Family Bathroom to rear - 2.26m x 2.31m (7'5" x 7'7")

A spacious semi detached family home in a convenient location benefitting from three bedrooms, two reception rooms, kitchen, large utility room, four piece family bathroom, guest WC, off road parking and good size 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	65	76
(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: D
 EPC RATING: D



Total area: approx. 104.7 sq. metres (1127.1 sq. feet)

Tenure

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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