

# DRAKES

ESTATE AGENTS



Bunny Court, Wythall, B47 6AY

£114,000 40% Shared Ownership or £285,000 100% Ownership

- An Immaculate End-of-Terrace
- Offered as 40% Shared Ownership
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Guest WC
- Modern Bathroom
- Landscaped Rear Garden
- Off Road Parking
- Can Also be Purchased at 100% Ownership for £285,000



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



- Lounge to front - 4.62m x 3.58m (15'2" x 11'9") plus bay
- Dining Kitchen - 4.62m x 3.12m (15'2" x 10'3")
- Bedroom One to rear - 4.62m x 2.87m (15'2" x 9'5")
- Bedroom Two to front - 3m x 4.62m max 3.47m min (9'10" x 15'2" max 11'5" min )
- Bathroom to side - 2.21m x 1.88m (7'3" x 6'2")

An immaculate end-of- terrace property offered for sale as 40% shared ownership with accommodation comprising in brief of lounge, guest WC, dining kitchen, two double bedrooms, modern bathroom, landscaped rear garden and driveway providing off-road parking. The property can also be purchased at 100% ownership for £280,000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: B

Tenure: : Leasehold 40% Ownership however we believe if purchased @ 100% ownership the property will become Freehold

The vendor advises that the property is Leasehold with approximately 116 years remaining on the lease however, if purchased at 100% ownership we believe that the property will become Freehold upon completion. The property is currently offered on a 40% shared ownership basis and therefore a rental payment of £392.51 per month inclusive of ground rent is payable. The housing association is Platform. 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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