

DRAKES

ESTATE AGENTS



Meadow road, Wythall, B47 6EQ

£400,000

- A Traditional Style Detached
- Three Bedrooms
- Lounge/Dining Room
- Extended Kitchen
- Conservatory
- Guest WC
- Bathroom
- Garage & Off Road Parking
- Good-Sized Rear Garden
- No Upward Chain



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

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- Lounge to rear - 4.75m x 3.28m (15'7" x 10'9")
- Dining Room to front - Measurement TBC
- Conservatory to rear - 4.7m x 2.24m (15'5" x 7'4")
- Kitchen to rear - 4.39m x 4.04m max 2.56m min (14'5" x 13'3" max 8'5"min)
- Bedroom One to front - 4.29m x 3.35m (14'1" x 11'0") into bay
- Bedroom Two rear - 3.76m x 3.33m (12'4" x 10'11")
- Bedroom Three to front - 3.2m x 1.98m (10'6" x 6'6")
- Bathroom to rear - 2.36m x 2.79m (7'9" x 9'2")
- Garage - 0.43m x 2.24m (1'5" x 7'4")

A traditional-style detached property in a sought-after location but now requiring modernisation. The property is offered with no upward chain with accommodation comprising in brief of reception hall, guest WC, lounge/dining room, conservatory, extended kitchen, three bedrooms, bathroom, garage, driveway and a good-sized garden.

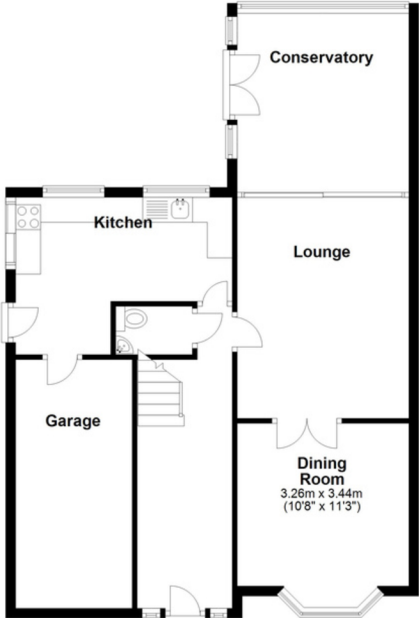
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E
 EPC Rating: D
 Tenure: Freehold

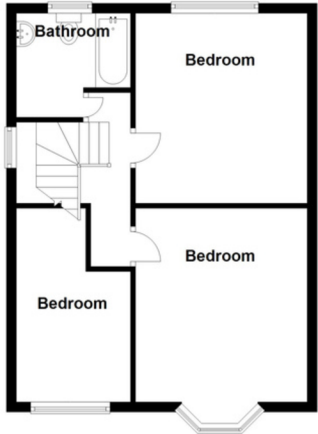
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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. 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.

Ground Floor



First Floor



Total area: approx. 121.8 sq. metres (1310.7 sq. feet)