

DRAKES

ESTATE AGENTS



Burnham Road, Wythall, B47 6AT

£550,000

- A Beautifully Presented Detached Home
- Four Double Bedrooms
- Three Reception Rooms
- Breakfast Kitchen
- Family Bathroom
- Ensuite Shower Room
- Guest WC
- Garage
- Off Road Parking
- Landscaped Rear Garden



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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Dual Aspect Lounge - 6.25m x 3.3m (20'6" x 10'10")

Dining Room to front - 3m x 3.07m (9'10" x 10'1")

Study to rear - 3m x 2.08m (9'10" x 6'10")

Kitchen to rear - 3.99m x 3.4m (13'11" x 11'2") max

Bedroom One to rear - 3.89m x 3.4m (12'9" x 11'2")

Ensuite to side - 2.26m x 2.06m (7'5" x 6'9")

Bedroom Two to rear - 3.63m x 3.15m (11'11" x 10'4")

Bedroom Three to front - 3.38m x 2.77m (11'1" x 9'1")

Bedroom Four to front - 3.05m x 2.29m (10'0" x 7'6")

Bathroom to rear - 1.91m x 2.06m (6'3" x 6'9")

A beautifully presented, larger style detached family home built to the 'Evesham' design on the popular Parklands development with accommodation comprising in brief of an impressive reception hall, lounge, dining room, study, guest WC, breakfast kitchen, four double bedrooms, ensuite shower room, family bathroom, landscaped rear garden, garage and driveway providing off road parking.

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.

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

EPC Rating: B

Tenure: Freehold



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.

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