

DRAKES

ESTATE AGENTS



Lime Close, Hollywood, B47 5QQ

£425,000

- A Well-Presented Detached Home
- Three Bedrooms
- Lounge
- Living/Dining Kitchen
- Utility
- Guest WC
- Bathroom
- South-Facing Rear Garden
- Off Road Parking
- Store Room



SCAN TO VIEW
VIRTUAL TOUR

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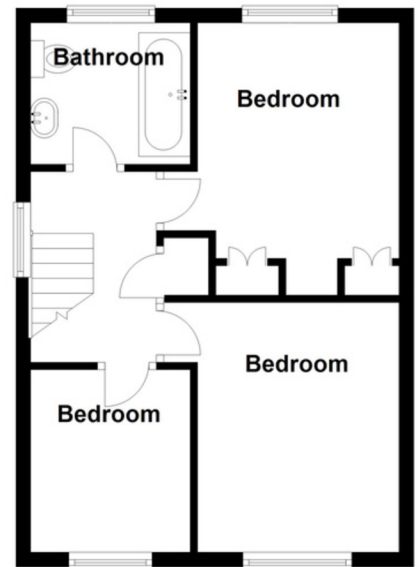
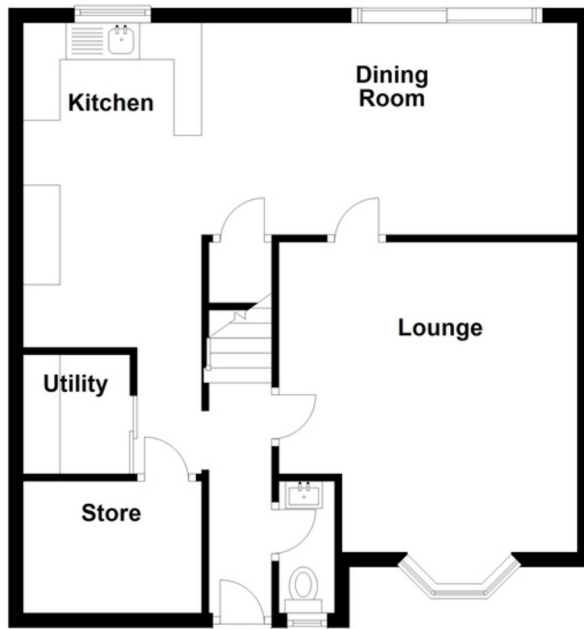
- Lounge to front - 3.99m x 4.22m (13'1" x 13'10")
- Kitchen to rear - 4.95m max 2.92m min x 7.59m max 2.20m min
(16'3" max 9'7"min x 24'11" max 7'3"min)
- Utility to side - 1.8m x 1.27m (5'11" x 4'2")
- Bedroom One to rear - 3.18m x 2.69m (10'5" x 8'10") plus fitted wardrobes
- Bedroom Two to front - 3.4m x 2.54m (11'2" x 8'4")
- Bedroom Three to front - 2.21m x 2.39m (7'3" x 7'10")
- Bathroom - 2.21m x 1.85m (7'3" x 6'1")

A well-presented detached property set in a highly sought-after location on the popular Hollywood Grange Development. The property has been significantly re-modelled by the current owner and now comprises of reception hall, lounge, living/dining kitchen, utility, guest WC, three bedrooms, bathroom, landscaped south-facing rear garden, store room and a driveway providing off-road parking.

Ground Floor

First Floor

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92 plus) | | |
| B (81-91) | | 83 |
| C (69-80) | 72 | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |



COUNCIL TAX BAND: E
EPC Rating: C
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.

Total area: approx. 93.9 sq. metres (1011.1 sq. feet)

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