

DRAKES

ESTATE AGENTS



New Road, Hollywood, Birmingham, B47 5ND

£425,000

- A Spacious Detached Home
- Extended Dining Kitchen
- Three Bedrooms
- Modern Bathroom
- Guest WC/Shower Room
- Dining Room/Fourth Bedroom
- Utility Room
- Mature Rear Garden
- Garage
- No Chain



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

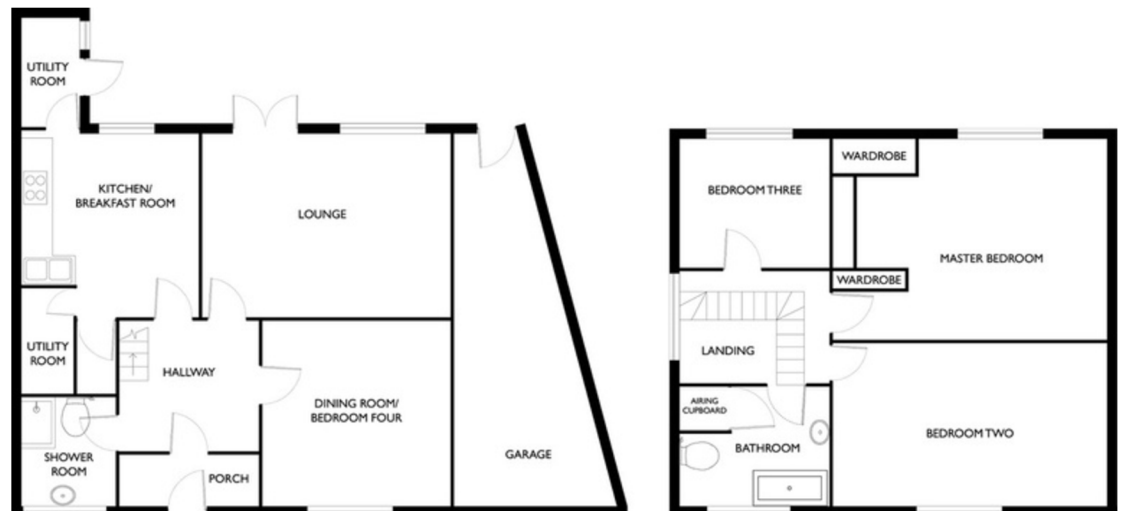
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- Guest WC/Shower Room to front:** 1.42m x 2.03m (4'8" x 6'8")
- Lounge to rear:** 5.69m x 4.67m (18'8" x 15'4")
- Dining Room/Bedroom Four to front:** 4.39m x 2.41m (14'5" x 7'11")
- Dining Kitchen to rear:** 4.7m max x 3.58m max (15'5" max x 11'9" max)
- Utility Room to side:** 2.24m x 1.45m (7'4" x 4'9")
- Outer Lobby to rear:** 2.67m x 1.45m (8'9" x 4'9")
- Bedroom One to rear:** 4.67m x 3.4m (15'4" x 11'2")
- Bedroom Two to front:** 3.23m x 3.4m (10'7" x 11'2")
- Bedroom Three to rear:** 3.4m x 2.01m (11'2" x 6'7")
- Bathroom to front:** 2.29m x 1.98m (7'6" x 6'6")
- Garage:** 4.5m x 3.1m (14'9" x 10'2")

A spacious detached house, offered with no upward chain and with great scope for extension subject to the relevant planning consent. The accommodation comprises a porch, hall, guest W.C./shower room, spacious lounge, dining room/fourth bedroom, extended dining kitchen, utility room, useful outer lobby/second utility, three good-sized bedrooms, modern bathroom, generous rear garden, large driveway, and a garage.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
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.

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