

# DRAKES

ESTATE AGENTS



Rushwick Grove, Monkspath, B90 XL

£750,000

- A Versatile Detached Family Home
- Six Bedrooms or Four Bedrooms with Adjoining Two Bedroom Annex
- Two Reception Rooms to the Main House
- Modern Breakfast Kitchen
- Conservatory
- Ensuite Bathroom & Family Bathroom
- Guest WC
- Annex with Dining Kitchen, Lounge & Shower Room
- Double Garage & Off Road Parking
- Pleasant Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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- Lounge to front - 5.05m x 3.61m (16'7" x 11'10")
- Dining Room to rear - 3.61m x 2.92m (11'10" x 9'7")
- Conservatory to rear - 4.57m x 4.19m (15'0" x 13'9")
- Breakfast Kitchen to rear - 4.14m x 3.66m (13'7" x 12'0")
- Bedroom One to front - 4.72m x 3.61m (15'6" x 11'10")
- Ensuite Bathroom to front - 3.66m x 1.45m (12'0" x 4'9")
- Bedroom Two to rear - 3.48m x 2.49m (11'5" x 8'2")
- Bedroom Three to rear - 2.64m x 2.72m (8'8" x 8'11")
- Bedroom Four to rear - 2.51m x 2.06m (8'3" x 6'9")
- Bathroom to side - 2.67m x 1.68m (8'9" x 5'6")
- ANNEX; Dining Kitchen to rear - 5m x 4.6m (16'5" x 15'1")
- Lounge to front - 3.1m x 4.42m max 3.22m min (10'2" x 14'6" max)
- Bedroom One to rear - 5.21m x 4.57m (17'1" x 15'0") max
- Bedroom Two to front - 3.81m x 2.84m (12'6" x 9'4") + fitted wardrobes
- Shower Room to side - 2.18m x 2.11m (7'2" x 6'11")
- Double Garage - 5.08 m x 4.44 m (16'8 x 14'7") min
- Utility Room - 3.42m x 3.22 (11'3" x 10'7") max

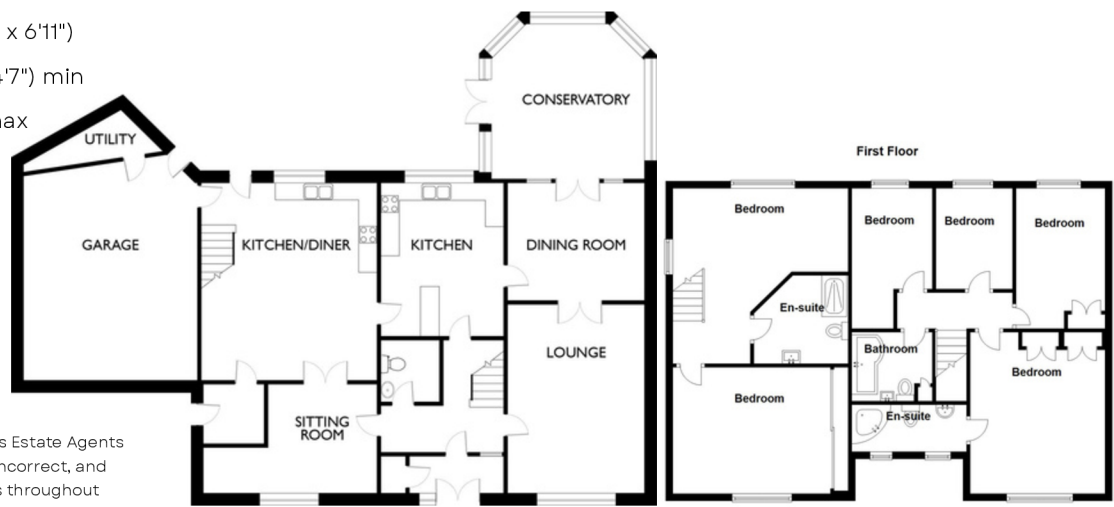
A beautifully presented and versatile detached family home. The property could be purchased as a SIX-BEDROOM house or a four-bedroom house with an adjoining TWO-BEDROOM ANNEX. The main accommodation comprises in brief of reception hall, guest WC, lounge, dining room, conservatory, modern breakfast kitchen, four bedrooms, modern ensuite bathroom and a family bathroom. The adjoining annexe benefits from a dining kitchen, lounge, two double bedrooms and a shower room. There is a large double garage, pleasant rear garden and a driveway for off-road parking.

COUNCIL TAX BAND: G  
 EPC Rating: C  
 Tenure: Freehold

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 72                       | 81        |

100% energy efficient - lower running costs  
 75-90%  
 50-75%  
 35-50%  
 20-35%  
 5-20%  
 Not energy efficient - higher running costs

England & Wales  
 EU Directive 2002/91/EC



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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