

# DRAKES

ESTATE AGENTS



Farmers Lane, Tidbury Green, B90 1UU

£500,000

- An Immaculate Detached Home
- Three Double Bedrooms
- Lounge
- Impressive Dining Kitchen
- Study
- Utility & Guest WC
- Dressing Area & Ensuite
- Family Bathroom
- Garage & Off Road Parking
- Good Size Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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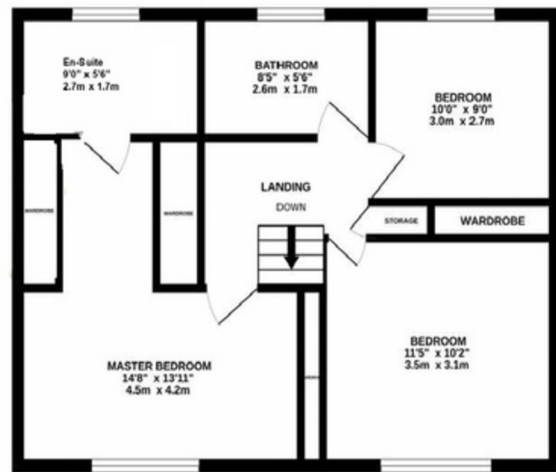
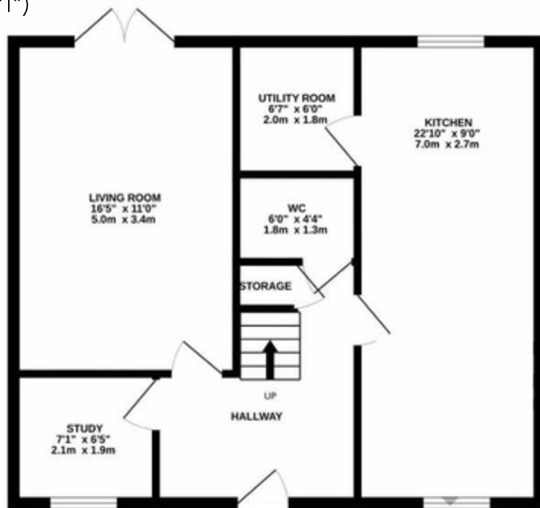
- Study to front - 2.29m x 2.03m (7'6" x 6'8")
- Lounge to rear - 4.78m x 3.43m (15'8" x 11'3")
- Dining Kitchen to rear - 6.91m x 2.74m (22'8" x 9'0")
- Utility to rear - 1.88m x 1.78m (6'2" x 5'10")
- Bedroom One to front - 3.48m x 3.12m (11'5" x 10'3") plus dressing area
- Ensuite to rear - 1.98m x 1.68m (6'6" x 5'6") plus shower cubicle
- Bedroom Two to front - 4.22m x 3.07m (13'10" x 10'1") max plus fitted wardrobes
- Bedroom Three to rear - 3.2m x 2.79m (10'6" x 9'2")
- Bathroom to rear - 2.57m x 1.65m (8'5" x 5'5")
- Garage - 5.97m x 3.07m (19'7" x 10'1")

An immaculate detached home in a popular semi-rural location with accommodation comprising in brief of reception hall, lounge, study, impressive dining kitchen, utility, guest WC, master bedroom with dressing area and ensuite, two further double bedrooms, family bathroom, good size rear garden, driveway and garage.

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



COUNCIL TAX BAND: F  
EPC Rating: B  
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.