

DRAKES

ESTATE AGENTS



Lady Lane, Shirley, B90 1RE

£1,100,000

- A Fabulous Individual Detached Home
- Five Bedrooms
- Two Reception Rooms
- Open Plan Dining Kitchen
- Impressive Reception Hall
- Orangery
- Utility & Guest WC
- Master Bedroom with En-Suite & Dressing Room
- Two Bathrooms
- Set on approx 0.5 acres



SCAN TO VIEW
VIRTUAL TOUR

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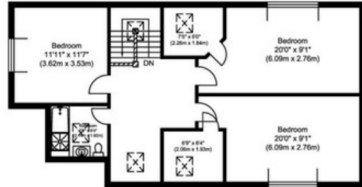
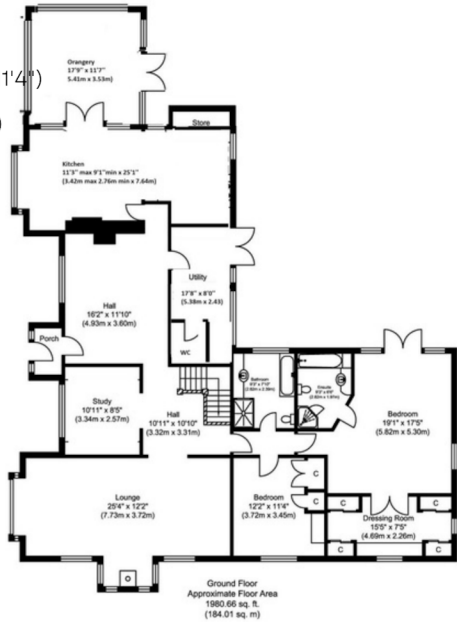


- Reception Hall - 4.93m x 3.61m (16'2" x 11'10")
- Inner Hallway - 3.33m x 3.3m (10'11" x 10'10")
- Study to front - 3.33m x 2.57m (10'11" x 8'5")
- Lounge to front and Side - 7.72m x 3.71m (25'4" x 12'2")
- Open Plan Kitchen Diner to front - 3.43m max 2.76 min x 7.65m (11'3" max 9'1"min x 25'1")
- Orangery - 5.41m x 3.53m (17'9" x 11'7")
- Utility Room to rear - 5.38m x 2.44m (17'8" x 8'0")
- Ground Floor Master Bedroom to rear - 5.82m x 5.31m (19'1" x 17'5")

A fabulous and most individual five bedroom detached residence set in a beautiful rural location occupying approximately 1/2 acre plot. The accommodation comprises in brief of reception hall with a vaulted ceiling, lounge, study, dining kitchen, utility, guest WC, orangery, master bedroom with dressing room and En-suite, further ground floor bedroom and a ground floor bathroom. On the first floor there are three further bedrooms two of which have walk-in wardrobes and a modern bathroom. The property is surrounded by stunning gardens and benefits from a detached double garage which is ripe for conversion if desired, subject to relevant planning permissions.

- En-Suite - 2.82m x 2.03m (9'3" x 6'8")
- Dressing Room to side - 4.7m x 2.26m (15'5" x 7'5")
- Ground Floor Bedroom Four to side - 3.71m x 3.45m (12'2" x 11'4")
- Ground Floor Bathroom to side - 2.82m x 2.39m (9'3" x 7'10")
- Bedroom Two to side - 6.1m x 2.77m (20'0" x 9'1")
- Walk in Wardrobe - 2.06m x 1.93m (6'9" x 6'4")
- Bedroom Three to side - 6.1m x 2.77m (20'0" x 9'1")
- Walk in Wardrobe - 2.26m x 1.83m (7'5" x 6'0")
- Bedroom Five to front - 3.63m x 3.53m (11'11" x 11'7")
- Bathroom - 2.29m x 1.93m (7'6" x 6'4")

COUNCIL TAX BAND: Band G
 EPC Rating: D
 Tenure: Freehold



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-95)		
B (81-90)		
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.