

DRAKES

ESTATE AGENTS



The Orchards, Hollywood, B47 5NZ

£500,000

- An Immaculately Presented Detached Property
- Three Bedrooms (was originally four bedrooms)
- Lounge
- Dining Room
- Modern Dining Kitchen
- Utility Room & Guest WC
- Conservatory
- Home Office & Summer House
- Master Bedroom with Dressing Room & Refitted Ensuite
- Double Garage
- Landscaped Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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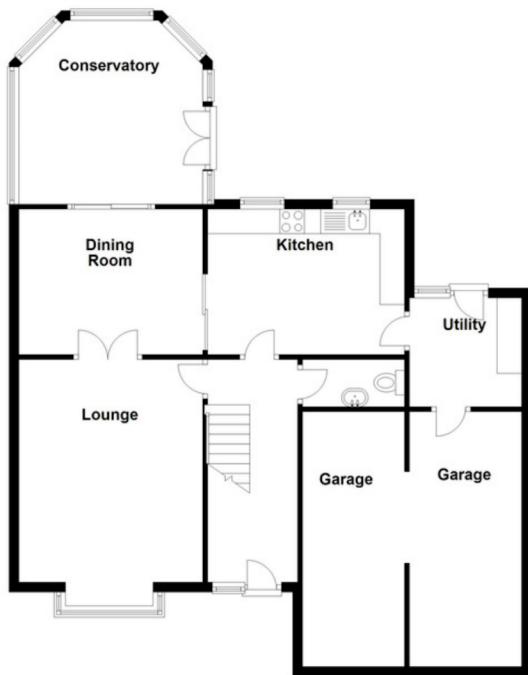
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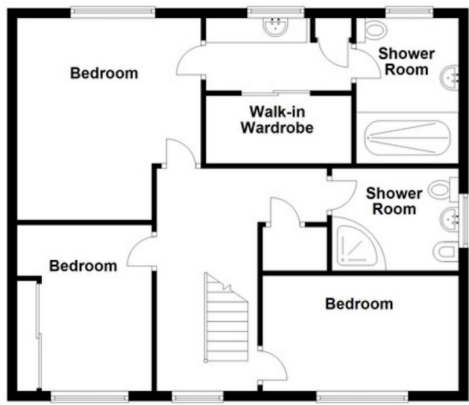
- Lounge to front - 4.62m x 3.86m (15'2" x 12'8") plus bay
- Dining Room to rear - 3.86m x 2.79m (12'8" x 9'2")
- Conservatory to rear - 4.06m x 3m (13'4" x 9'10")
- Kitchen to rear - 4.44m x 2.77m (14'7" x 9'1")
- Utility Room to rear - 2.39m x 2.29m (7'10" x 7'6")
- Master Bedroom One to rear - 3.99m x 3.91m (13'1" x 12'10")
- Dressing Room to rear - 3.91m x 2.59m (12'10" x 8'6") plus walk-in-wardrobes
- Ensuite Shower Room to rear - 1.75m x 2.08m (5'9" x 6'10") plus shower
- Bedroom Two to front - 3.43m x 2.41m (11'3" x 7'11") plus fitted wardrobes
- Bedroom Three to front - 3.56m x 2.36m (11'8" x 7'9")
- Shower Room - 2.62m x 2.08m (8'7" x 6'10")
- Home Office - 5.08m x 2.84m (16'8" x 9'4") max
- Double Garage - 5.41m x 5.03m (17'9" x 16'6") (currently with some partitioning)

An immaculately presented detached property located on a private driveway with the added benefit of solar panels. This formally FOUR bedroom property has been converted into three bedrooms in order to provide a fabulous master suite, but could easily be converted back to its original four bedrooms. The accommodation comprises in brief of reception hall, lounge, dining room, modern dining kitchen, utility room, guest WC, conservatory, three double bedrooms, dressing room, luxurious re-fitted shower room and ensuite. Driveway provides off road parking, there is a double garage, home office, landscaped rear garden and a bespoke summer house.

Ground Floor
Approx. 95.3 sq. metres (1025.4 sq. feet)



First Floor
Approx. 68.4 sq. metres (736.6 sq. feet)



Total area: approx. 163.7 sq. metres (1761.9 sq. feet)

Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
150 plus A		
121-150 B		
92-120 C	84	87
63-91 D		
35-62 E		
13-34 F		
1-12 G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

COUNCIL TAX BAND: Band E
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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.