

DRAKES

ESTATE AGENTS



Windrush Road, Hollywood, B47 5QA

£342,500

- A Beautifully Refurbished Detached Bungalow
- Two Bedrooms
- Extended Lounge Diner
- Modern Kitchen
- Modern Bathroom
- Partitioned Garage
- Off Road Parking
- Nicely Maintained Rear Garden
- Cul-de-sac Location



SCAN TO VIEW
VIRTUAL TOUR

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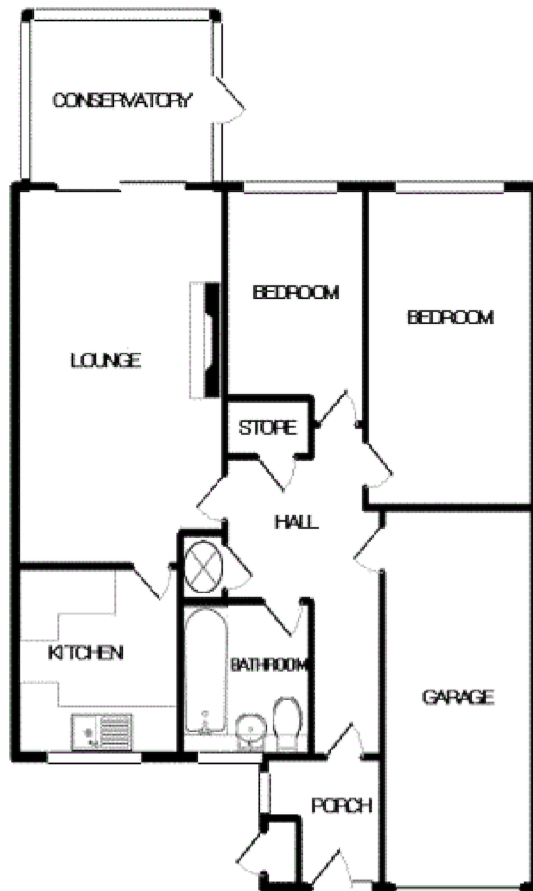
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- Lounge/Dining Room to rear - 3.28m x 8.08m (10'9" x 26'6") max
- Kitchen to front - 2.9m x 2.59m (9'6" x 8'6")
- Bedroom One to rear - 4.11m x 2.64m (13'6" x 8'8")
- Bedroom Two to rear - 3.02m x 2.18m (9'11" x 7'2")
- Bathroom to front - 2.29m x 1.8m (7'6" x 5'11")
- Partitioned Garage - 3.35m x 2.39m (11'0" x 7'10") plus further storage to the front

A beautifully refurbished detached bungalow set in a cul-de-sac location with accommodation comprising in brief of entrance porch, reception hall, extended lounge/dining room, modern kitchen, two bedrooms, modern bathroom, partitioned garage, nicely maintained rear garden and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: Band D
 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.

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.