

DRAKES

ESTATE AGENTS



Tilehouse Lane, Tidbury Green, B90 1PW

£725,000

- A Deceptively Spacious Family Home
- Four/Five Bedrooms
- Sitting Room/Lounge
- Open Plan Kitchen Dining Family Room
- Study/Occasional Bedroom
- Master Suite with Dressing Room & En-Suite
- Guest Bedroom with En-Suite & Fitted Wardrobes
- Modern Re-Fitted Bathroom
- Situated on approx 1/2 an acre
- Large Driveway with EV Charger Point
- Extensive Rear Garden with Garden Bar



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

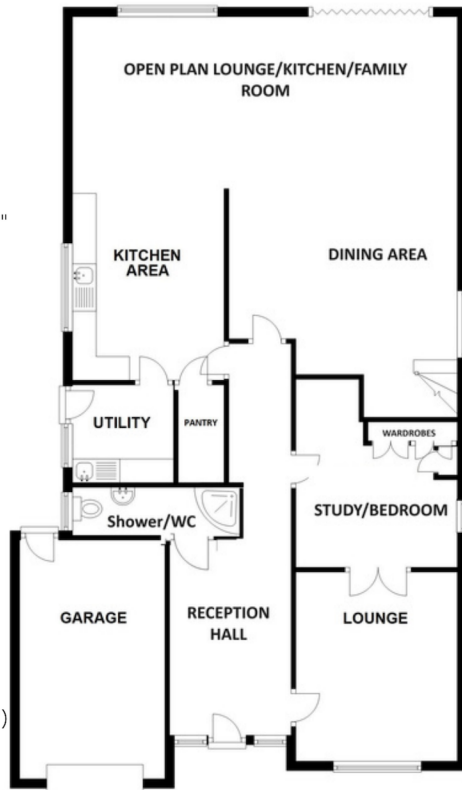
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

DRAKES

ESTATE AGENTS



- Reception Hall - 7.44m x 2.51m max 1.01min (24'5" x 8'3"max3'4"min)
- Sitting Room/Lounge to front - 3.23m x 4.06m (10'7" x 13'4")
- Occasional Bedroom/Office to side - 2.97m x 3.33m (9'9" x 10'11")
- Guest Shower Room/WC - 0.94m x 3.35m (3'1" x 11'0")
- Open Plan Kitchen Family Room to rear
- Kitchen Area - 3.81m x 3.02m (12'6" x 9'11")
- L-Shaped Family/Dining Area - 6.81m max 3.50min x 7.95m max 4.80 min (22'4" max 11'6" min x 26'1" 15'9"min)
- Utility to Side - 2.24m x 2.08m (7'4" x 6'10")
- Master Bedroom to front - 6.3m max 4.21min x 4.06m (20'8" max 13'10"min x 13'4")
- Dressing Room - 4.22m x 1.78m (13'10" x 5'10")
- En-Suite Shower Room to side - 2.57m x 1.45m (8'5" x 4'9")
- Guest Bedroom to Rear - 3.58m x 4.6m (11'9" x 15'1") to front of wardrobes



TOTAL AREA: APPROX. 2400 sqft



- En-Suite Shower Room - 1.91m x 1.63m (6'3" x 5'4")
- Bedroom Three to side - 2.95m x 3.51m (9'8" x 11'6")
- Bedroom Four to Side - 2.57m x 2.57m (8'5" x 8'5")
- Bathroom to Side - 3.81m x 1.73m (12'6" x 5'8")
- Garage - 5.08m x 2.74m (16'8" x 9'0")

Please note the vendor of this property is a relation to one of the directors of Drakes Estate Agents

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.

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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
	B (81-91)		
	C (69-80)		
	D (55-68)	65	75
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC