

DRAKES

ESTATE AGENTS



Sladepool Farm Road, Birmingham, B14 5DJ

£260,000

- A Beautifully Presented Semi-Detached
- Three Bedrooms
- Lounge
- Modern Kitchen Breakfast Room
- Lean-To/Utility
- Guest WC
- Modern Bathroom
- Off Road Parking
- Generous Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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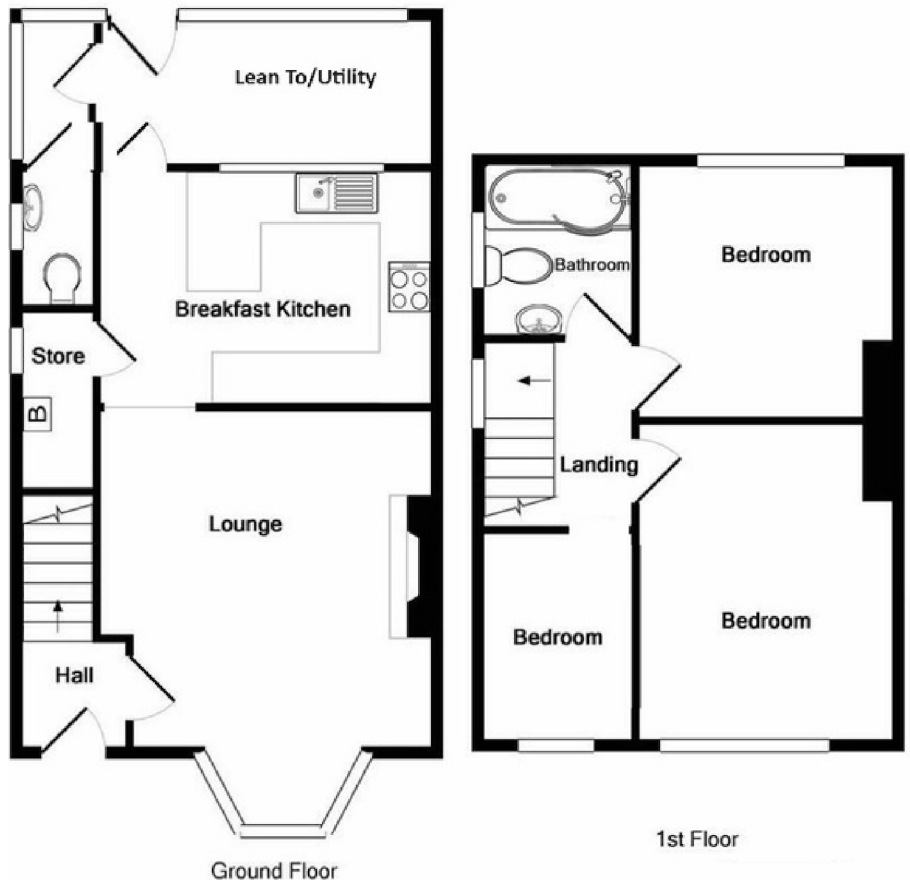
- Lounge to front - 4.04m x 3.61m (13'3" x 11'10") plus bay
- Kitchen to rear - 2.77m x 3.94m (9'1" x 12'11")
- Lean-to utility to rear - 3.91m x 1.78m (12'10" x 5'10")
- Bedroom One to front - 3.81m x 3.05m (12'6" x 10'0")
- Bedroom Two to rear - 3.05m x 3.02m (10'0" x 9'11")
- Bedroom Three to front - 2.54m x 1.85m (8'4" x 6'1")
- Bathroom to rear - 1.83m x 1.8m (6'0" x 5'11")

A beautifully presented semi-detached property offered with no upward chain and accommodation comprising in brief of entrance hall, lounge, modern breakfast kitchen, lean-to/utility, guest WC, three bedrooms, modern bathroom, generous 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		
(69-80) C		81
(55-68) D	57	
(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 B
 EPC Rating: D
 Tenure: Freehold

Tenure
 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.