

DRAKES

ESTATE AGENTS



Ledwell, Dickens Heath, Shirley, B90 1SL

Offers Over £400,000

- A Beautifully Presented Detached Home
- Three Bedrooms
- Lounge
- Breakfast Kitchen
- Conservatory
- Study
- Utility
- Refitted Ensuite & Separate Shower Room
- Two Allocated Parking Spaces
- Wrap Around Gardens



SCAN TO VIEW
VIRTUAL TOUR

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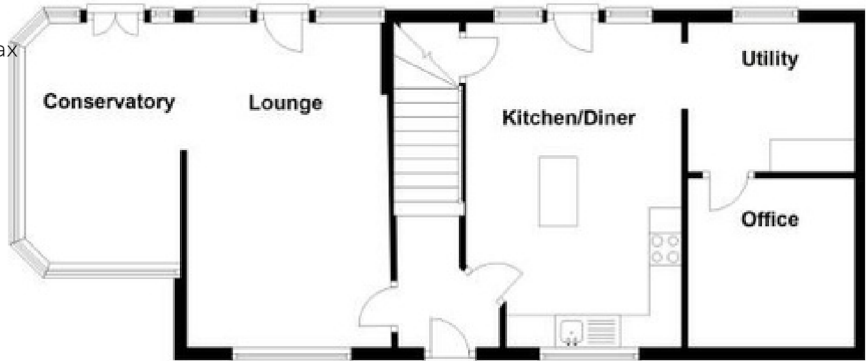
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- Dual Aspect Lounge - 5m x 3.12m (16'5" x 10'3")
- Conservatory to rear - 3.33m x 3.51m (10'11" x 11'6")
- Dual Aspect Breakfast Kitchen - 5m x 2.95m (16'5" x 9'8") max
- Utility Room to rear - 2.51m x 1.73m (8'3" x 5'8")
- Study to front - 2.44m x 2.51m (8'0" x 8'3")
- Bedroom One to Rear - 4.39m x 3.73m (14'5" x 12'3") + wardrobes
- Bedroom Two to Front - 3.35m x 3.18m (11'0" x 10'5")
- Ensuite Shower Room to Rear - 3.15m x 1.65m (10'4" x 5'5") max
- Bedroom Three to Front - 2.97m x 1.93m (9'9" x 6'4")
- Shower Room to Front - 2.84m x 1.47m (9'4" x 4'10")

A beautifully presented and surprisingly spacious detached home set in the popular village of Dickens Heath with accommodation comprising in brief of reception hall, lounge, conservatory, breakfast kitchen, utility, study, three bedrooms, refitted ensuite, separate shower room, wrap around gardens and allocated parking.

Ground Floor
Approx. 61.4 sq. metres (661.3 sq. feet)



First Floor
Approx. 52.2 sq. metres (562.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(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: Leasehold

Tenure
The vendor advises that the property is Leasehold with approximately 979 years remaining on the lease, with a combined service charge & ground rent payable of approximately £107 per annum. 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.