

DRAKES

ESTATE AGENTS



Kenway, Hollywood, B47 5LG

£365,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Shower Room
- Exceptional Rear Garden
- Large Garage & Off Road Parking
- No Upward Chain
- Potential to Extend Subject to Planning Permission
- Requires Some Modernisation



SCAN TO VIEW
VIRTUAL TOUR

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

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- Lounge to front - 3.63m x 3.61m (11'11" x 11'10") plus bay
- Dining Room to rear - 3.81m x 3.23m (12'6" x 10'7")
- Kitchen to rear - 2.59m x 2.13m (8'6" x 7'0")
- Bedroom One to front - 4.29m x 2.62m (14'1" x 8'7") into bay plus fitted wardrobes
- Bedroom Two to rear - 3.63m x 3.25m (11'11" x 10'8")
- Bedroom Three to front - 2.26m x 2.34m (7'5" x 7'8")
- Bathroom to rear - 2.59m x 2.11m (8'6" x 6'11") max
- Garage - 6.1m x 5.82m (20'0" x 19'1") max

A traditional style semi-detached property in a pleasant cul-de-sac location. The property does require some modernisation but has been lovingly maintained over the years and has accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, kitchen, three bedrooms, shower room, an exceptional rear garden, driveway providing off road parking and a large garage.

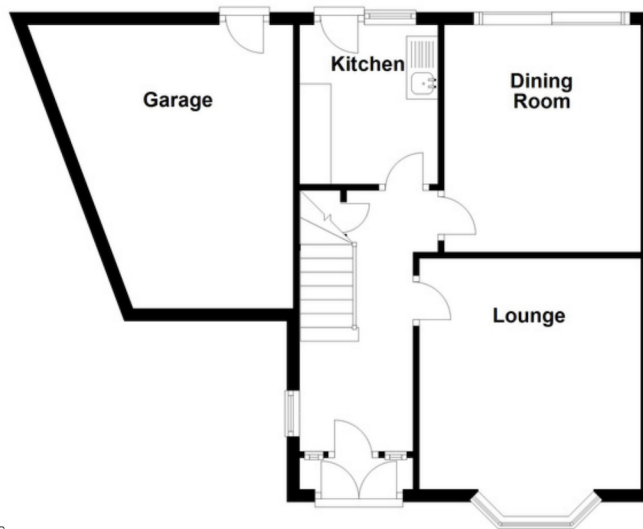
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: D
 EPC Rating: C
 Tenure: Freehold

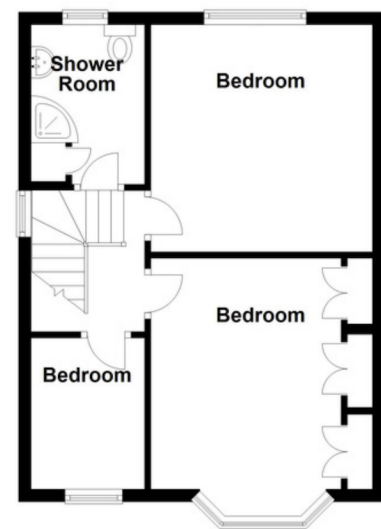
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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.

Ground Floor
 Approx. 56.2 sq. metres (605.2 sq. feet)



First Floor
 Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 96.7 sq. metres (1040.9 sq. feet)