

# DRAKES

ESTATE AGENTS



Mayhurst Close, Hollywood, B47 5QH

£325,000

- A Beautifully Situated Semi-Detached Dormer Bungalow
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor Bathroom
- First Floor Shower Room
- Garage & Carport
- Off Road Parking
- Lovely Rear Garden backing onto Countryside
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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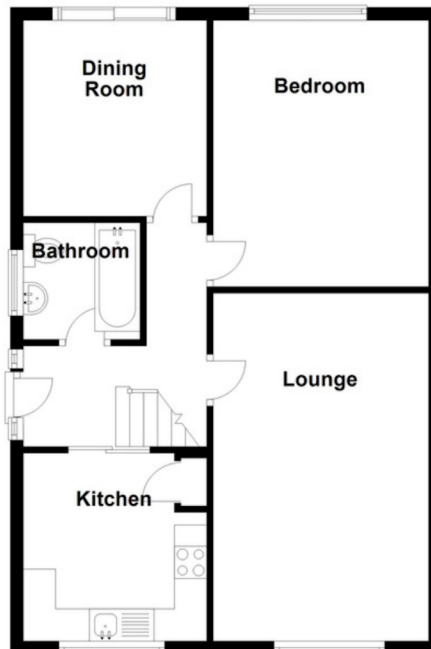


- Lounge to front - 5.56m x 3.02m (18'3" x 9'11")
- Kitchen to front - 3.1m x 2.74m (10'2" x 9'0")
- Bedroom One to rear - 4.22m x 3m (13'10" x 9'10")
- Dining Room/Bedroom to rear - 3.12m x 3.1m (10'3" x 10'2")
- Bathroom to side - 2.16m x 1.68m (7'1" x 5'6")
- First Floor Bedroom Two to rear - 3.76m x 3.07m (12'4" x 10'1")
- First Floor Bedroom Three to rear - 3.02m x 3.05m (9'11" x 10'0")
- Shower room to front - 2.01m x 1.52m (6'7" x 5'0") into cubicle
- Garage - 4.93m x 2.36m (16'2" x 7'9")

A beautifully situated semi-detached dormer bungalow requiring some modernisation and being offered with no upward chain with accommodation comprising in brief of reception hall, lounge, modern kitchen, dining room, ground floor bedroom, bathroom, two dormer bedrooms, shower room, carport, driveway, garage and a lovely rear garden backing onto countryside.

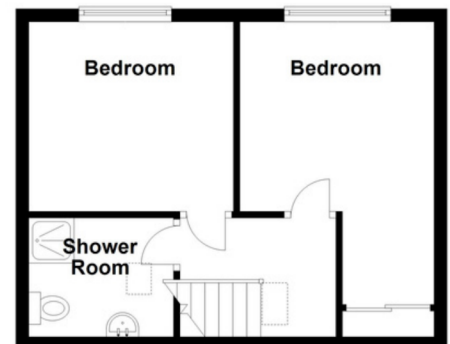
### Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

EPC Rating: E

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.

Total area: approx. 90.8 sq. metres (977.9 sq. feet)