

DRAKES

ESTATE AGENTS



Corbett Road, Hollywood, B47 5LL

£465,000

- An Immaculately Presented Semi-Detached
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Conservatory
- Guest WC
- Family Bathroom
- Garage
- Off Road Parking
- Off Road Parking
- No Upward Chain



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

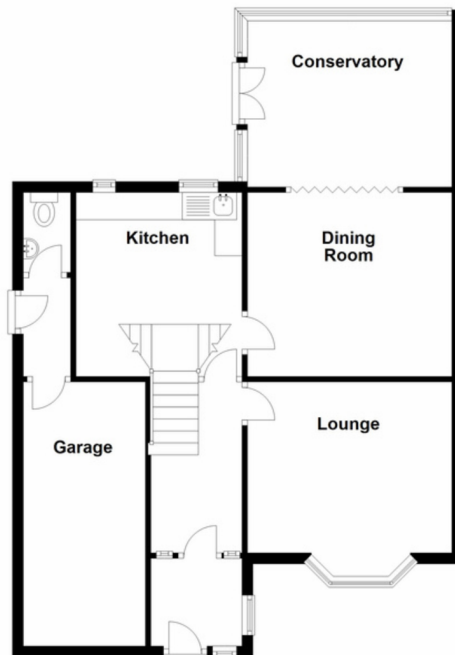
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



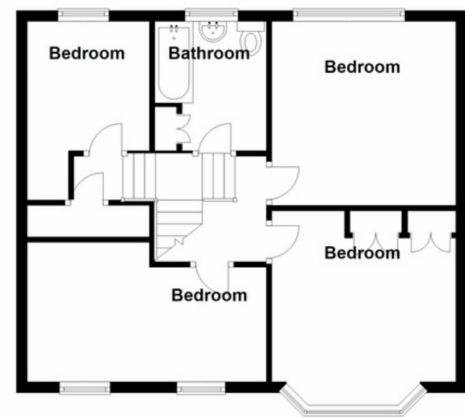
- Lounge to front - 3.61m x 3.63m (11'10" x 11'11") plus bay
- Dining Room to rear - 3.63m x 3.23m (11'11" x 10'7")
- Conservatory - 3.25m x 2.51m (10'8" x 8'3")
- Kitchen to rear - 3.66m x 2.41m (12'0" x 7'11")
- Bedroom One to front - 4.27m x 3.23m (14'0" x 10'7") into bay
- Bedroom Two to rear - 3.66m x 3.2m (12'0" x 10'6")
- Bedroom Three to front - 4.62m x 2.82m max 2.32m min (15'2" x 9'3" max 7'7"min)
- Bedroom Four to rear - 2.24m x 3.43m max 2.59 min (7'4" x 11'3" max 8'6"min)
- Bathroom to rear - 2.57m x 2.18m (8'5" x 7'2")
- Garage - 5.61m x 2.26m (18'5" x 7'5")

An immaculately presented and extended semi-detached family home with accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, conservatory, kitchen, guest WC, four bedrooms, family bathroom, driveway, garage and a pleasant rear garden.

Ground Floor
Approx. 71.0 sq. metres (764.6 sq. feet)



First Floor
Approx. 52.5 sq. metres (564.6 sq. feet)



Total area: approx. 123.5 sq. metres (1329.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(56-68) 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.