

DRAKES

ESTATE AGENTS



Creynolds Lane, Cheswick Green, B90 4ET

£625,000

- A Spacious Detached Property with Open Views
- Four Bedrooms
- Lounge Area
- Kitchen & Dining Area
- Utility & Guest WC
- Ensuite Shower Room
- Family Bathroom
- Garage & Deep Driveway
- Impressive Rear Garden
- 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

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- Lounge to front - 5.44m x 2.97m (17'10" x 9'9")
- Dining Area to rear - 3.38m x 3.91m (11'1" x 12'10")
- Kitchen Area to rear - 5.49m x 3.02m (18'0" x 9'11")
- Utility - 2.26m x 1.98m (7'5" x 6'6")
- Bedroom One to rear - 4.83m x 3.4m (15'10" x 11'2")
- Bedroom Two to rear - 3.38m x 3.1m (11'1" x 10'2")
- Bedroom Three to front - 4.78m x 2.97m (15'8" x 9'9")
- Bedroom Four to front - 3.58m x 2.26m (11'9" x 7'5") into eaves
- Garage - 3.63m x 4.29m (11'11" x 14'1")

A spacious detached property situated on a highly sought-after road with open views to the front. Set on an impressive plot the accommodation is offered with no upward chain and does require modernisation but does have potential to be a fabulous family home and comprises of reception hall, lounge area, dining area, kitchen area, guest WC, utility room, four bedrooms, ensuite shower, family bathroom, garage, generous deep driveway and an impressive rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

COUNCIL TAX BAND: G
 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.

