

DRAKES

ESTATE AGENTS



Broad Lane, Kings Heath, B14 5EE

£285,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Through Lounge/Dining Room
- Kitchen
- Sun Room
- Bathroom
- Garage
- Off Road Parking
- South-Facing Rear Garden



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



- Kitchen to rear - 3.3m x 1.68m (10'10" x 5'6")
- Sun Room to rear/side - 2.41m x 1.85m (7'11" x 6'1")
- Through Lounge/Dining Room - 7.54m x 3.23m (24'9" x 10'7")
- Bedroom One to front - 3.71m x 2.69m (12'2" x 8'10") into bay, plus fitted wardrobes
- Bedroom Two to rear - 3.48m x 3.2m (11'5" x 10'6")
- Bedroom Three to front - 2.01m x 1.7m (6'7" x 5'7")
- Bathroom to rear - 2.44m x 1.68m (8'0" x 5'6")
- Garage - 4.42m x 1.85m (14'6" x 6'1")

A very well-maintained, traditional style semi-detached home occupying an impressive plot with accommodation comprising in brief of reception hall, lounge/dining room, kitchen, sunroom, three bedrooms, bathroom, extensive driveway, garage and a south-facing rear garden.

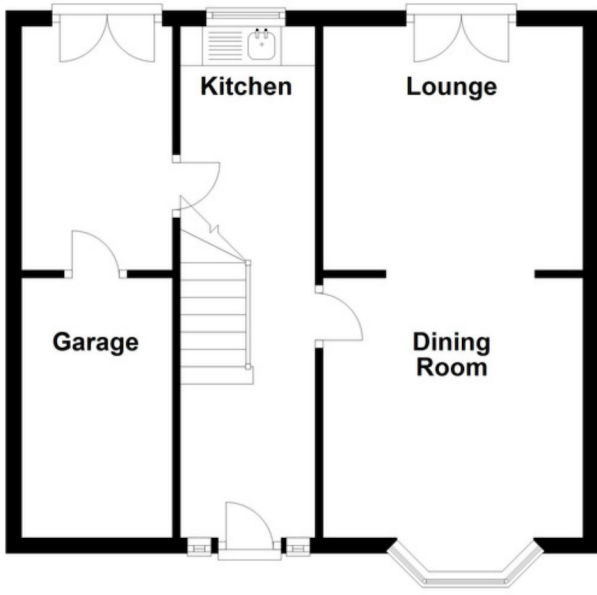
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	81
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

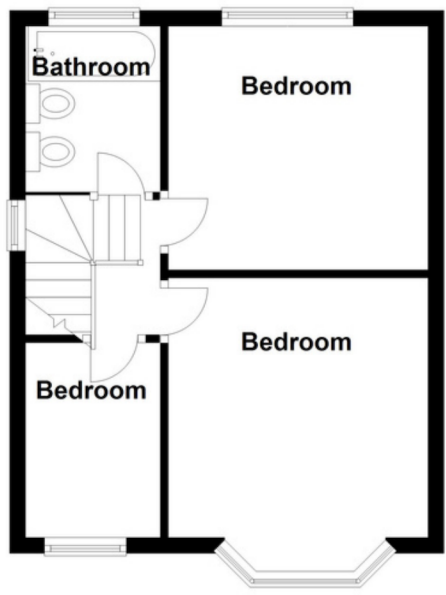
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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. 46.5 sq. metres (501.0 sq. feet)



First Floor
 Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 sq. feet)