

DRAKES

ESTATE AGENTS



Windrush Road, Hollywood, B47 5QA

Offers Over £350,000

- An Impressive Extended Semi-Detached
- Three Good Sized Bedrooms
- Large Reception/Dining Hall
- Extended Kitchen
- Lounge
- Full-Width Conservatory
- Snug/Office
- Shower Room
- Converted Loft Space with Ensuite
- Landscaped Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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- Reception Dining Hall - 4.9m x 2.74m (16'1" x 9'0")
- Snug/study to front - 4.75m x 2.16m (15'7" x 7'1")
- Kitchen to rear - 4.83m x 2.9m max 1.77m min (15'10" x 9'6" max 5'10" min)
- Lounge to rear - 4.85m x 3.28m (15'11" x 10'9")
- Conservatory to rear - 2.9m x 6.4m (9'6" x 21'0") max
- Bedroom One to rear - 3.99m x 3.99m (13'1" x 13'1")
- Bedroom Two to front - 3.4m x 3.1m (11'2" x 10'2")
- Bedroom Three to rear - 3.58m x 1.78m (11'9" x 5'10")
- Shower Room to front - 2.06m x 1.78m (6'9" x 5'10")
- Converted Loft Area - 4.34m x 3.91m (14'3" x 12'10") plus eaves
- Ensuite to rear - 3m x 0.81m (9'10" x 2'8")

An impressive and extended semi-detached property with surprisingly spacious accommodation comprising in brief of large reception/dining hall, snug/office, modern extended kitchen, lounge, full-width conservatory, three good-sized bedrooms, shower room, converted loft space with ensuite bathroom, landscaped rear garden and driveway for off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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: Band D
 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.

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