



## 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

## DRAKES ESTATE AGENTS







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")

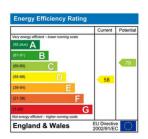
Bedroom Three to rear - 3.58m x 1.78m (11'9" x 5'10")

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.



## 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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