

DRAKES

ESTATE AGENTS



Sycamore Drive, Hollywood, B47 5QX

£650,000

- An Executive Detached Home
- Four Bedrooms
- Lounge & Dining Room
- Study
- Kitchen Breakfast Room
- Utility Room & Guest WC
- Refitted Ensuite Shower Room
- Family Bathroom
- Garage & Off Road Parking
- Mature Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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- Study to front - 3.91m x 2.39m (12'10" x 7'10")
- Lounge to front - 4.85m x 3.91m (15'11" x 12'10") plus bay
- Dining Room to rear - 3.91m x 3.33m (12'10" x 10'11")
- Kitchen to rear - 4.8m x 3.33m (15'9" x 10'11")
- Breakfast Room to rear - 2.92m x 2.26m (9'7" x 7'5")
- Utility Room to side - 2.26m x 1.52m (7'5" x 5'0")
- Conservatory to rear - 3.96m x 3.51m (13'0" x 11'6")
- Bedroom One to front - 3.89m x 3.58m (12'9" x 11'9")
- Ensuite - 2.26m x 1.83m (7'5" x 6'0")
- Bedroom Two to front - 4.39m x 3.56m (14'5" x 11'8")
- Bedroom Three to rear - 3.73m x 3.02m (12'3" x 9'11")
- Bedroom Four to rear - 3.38m x 2.54m (11'1" x 8'4")
- Bathroom - 2.49m x 2.26m (8'2" x 7'5")
- Garage - 5.36m x 2.51m (17'7" x 8'3")

An executive detached home on the popular Hollywood Grange Development. Occupying an enviable plot the well-appointed accommodation comprises in brief of reception hall, spacious lounge with an inglenook fireplace, dining room, kitchen breakfast room, conservatory, utility room, guest WC, study, four bedrooms, family bathroom, re-fitted ensuite shower room, mature rear garden, garage and a generous driveway for off-road parking.

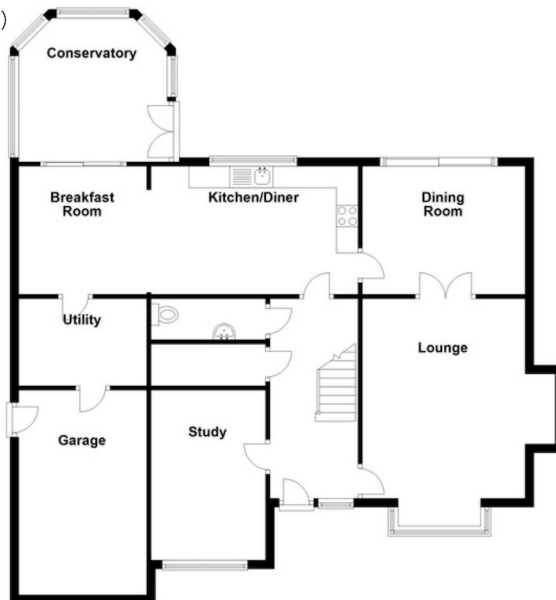
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: Band G
 EPC Rating: C
 Tenure: Freehold

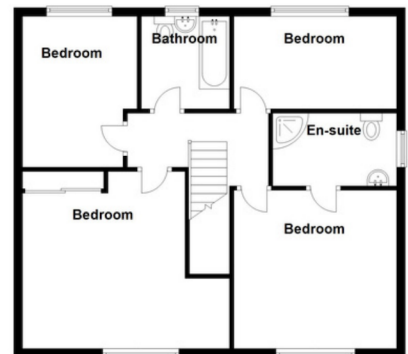
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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.

Ground Floor
 Approx. 113.6 sq. metres (1223.3 sq. feet)



First Floor
 Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 180.3 sq. metres (1940.3 sq. feet)