

# DRAKES

ESTATE AGENTS



Lint Meadow, Hollywood, B47 5PH

£535,000

- A Beautiful Detached Home
- Four Good Size Bedrooms
- Lounge/Dining Room
- Dining Kitchen
- Utility & Guest WC
- Conservatory
- Refitted ensuite Shower Room
- Refitted Bathroom
- Landscaped Rear Garden
- Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

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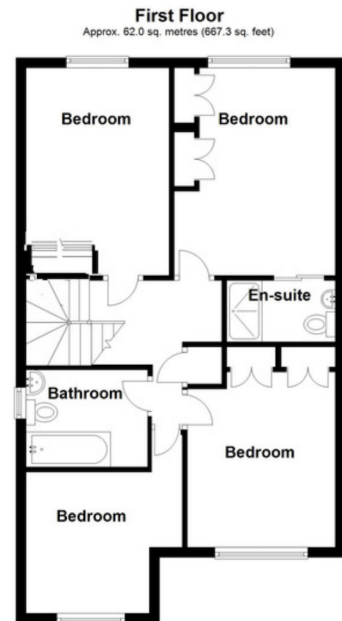
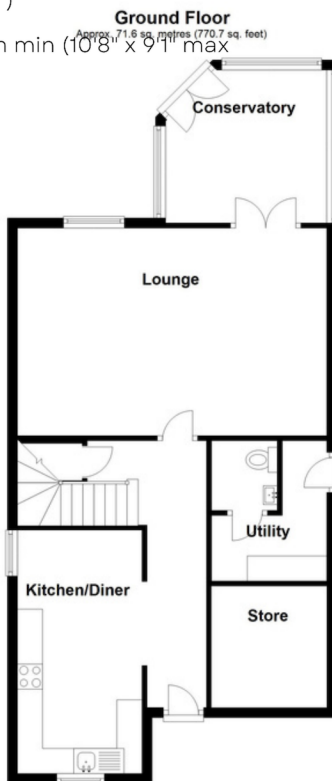
- Dining Kitchen to front - 5.16m x 2.29m (16'11" x 7'6")
- Utility Room to side - 2.92m x 2.39m (9'7" x 7'10")
- Lounge to rear - 6.02m x 4.22m (19'9" x 13'10")
- Conservatory to rear - 3.25m x 2.95m (10'8" x 9'8")
- Bedroom One to rear - 4.24m x 3.38m (13'11" x 11'1") inc wardrobes
- Ensuite to side - 1.63m x 1.19m (5'4" x 3'11") plus shower cubicle
- Bedroom Two to front - 4.24m x 2.59m (13'11" x 8'6") plus fitted wardrobes
- Bedroom Three to rear - 3.38m x 3.2m (11'1" x 10'6")
- Bedroom Four to front - 3.25m x 2.77m max 2.15m min (10'8" x 9'1" max 7'1" min)
- Bathroom to side - 1.88m x 1.85m (6'2" x 6'1")
- Store Room - 2.44m x 2.29m (8'0" x 7'6")

A beautifully presented and re-configured detached home set in a cul-de-sac location with stylish accommodation comprising in brief of reception hall, dining kitchen, utility, guest WC, lounge/dining room, conservatory, four good size bedrooms, re-fitted ensuite shower room, re-fitted bathroom, landscaped rear garden with side access, store room and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E  
 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.



**Total area: approx. 133.6 sq. metres (1438.0 sq. feet)**

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.