

DRAKES

ESTATE AGENTS



Pearmans Croft, Hollywood, B47 5ER

£385,000

- A Beautifully Presented Detached
- Three Good Size Bedrooms
- Refitted Kitchen
- Extended Lounge/Dining Room
- Study/Snug
- Guest WC
- Modern Bathroom
- South Facing Rear Garden
- Garage & Off Road Parking
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

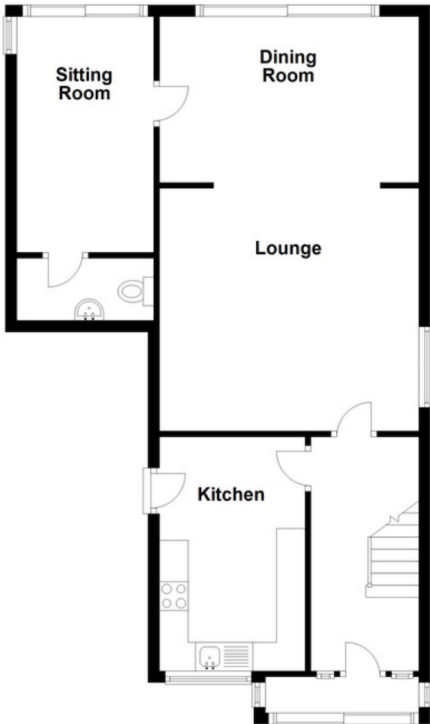
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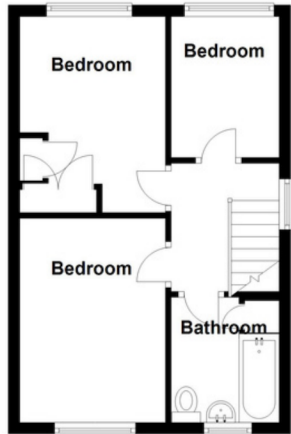
- Lounge area to rear - 4.47m x 4.19m (14'8" x 13'9")
- Dining Area to rear - 4.32m x 2.77m (14'2" x 9'1")
- Study/Snug to rear - 4.06m x 2.36m (13'4" x 7'9")
- Guest WC to side - 2.21m x 1.07m (7'3" x 3'6")
- Bedroom One to rear - 2.39m x 4.24m (7'10" x 13'11")
- Bedroom Two to front - 3.68m x 2.39m (12'1" x 7'10")
- Bedroom Three to rear - 3.3m x 1.78m (10'10" x 5'10")
- Bathroom to front - 2.34m x 1.73m (7'8" x 5'8")
- Garage - 6.38m x 2.24m (20'11" x 7'4")

A beautifully presented and extended detached property in a cul-de-sac location being offered with no upward chain the accommodation comprises in brief of entrance porch, reception hall, refitted kitchen, extended lounge/dining room, study/snug, guest WC, three good size bedrooms, a modern bathroom, pleasant rear garden enjoying a southerly aspect, garage and driveway.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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: 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.

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