

DRAKES

ESTATE AGENTS



Oakwood Road, Hollywood, B47 5DX

£367,500

- An Extremely Well-Presented Link Detached
- Three Bedrooms
- Lounge/Dining Room
- Modern Refitted Kitchen
- Utility Room
- Guest WC
- Modern Bathroom
- Pleasant Rear Garden
- Garage
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Lounge Area to front - 4.7m x 3.18m (15'5" x 10'5")
- Dining Area to rear - 3.02m x 2.72m (9'11" x 8'11")
- Kitchen to rear - 3m x 2.57m (9'10" x 8'5")
- Utility to side - 2.95m x 2.08m (9'8" x 6'10")
- Bedroom One to rear - 3.94m x 2.82m (12'11" x 9'3")
- Bedroom Two to front - 3.84m x 2.69m (12'7" x 8'10")
- Bedroom Three to front - 2.41m x 1.78m (7'11" x 5'10")

An extremely well-presented link detached property which has undergone extensive renovations by its current owner. The accommodation comprises in brief of a welcoming reception hall, lounge/dining room with feature fireplace, modern refitted kitchen, utility room, guest WC, three bedrooms, a modern bathroom, pleasant rear garden, driveway and garage.

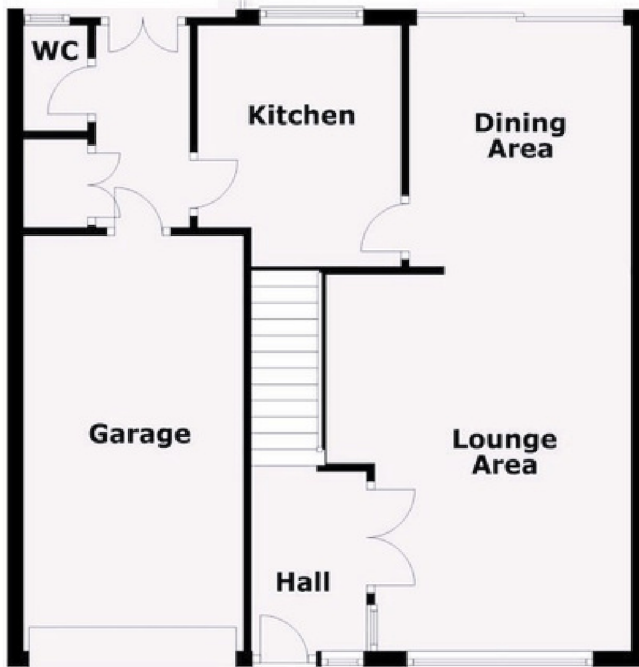
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		83
B	(81-91)		
C	(69-80)		
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX 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.

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



First Floor

