

DRAKES

ESTATE AGENTS



Trimpley Close, Dorridge, B93 8TF

£725,000

- A Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Refitted Kitchen
- Guest WC
- Conservatory
- Ensuite Shower Room
- Family Bathroom
- Detached Double Garage & Off Road Parking
- Southerly Facing Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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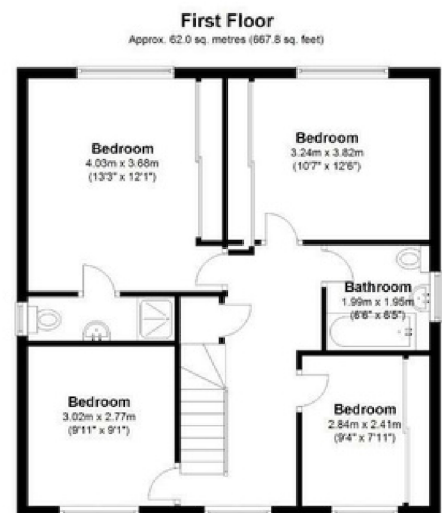
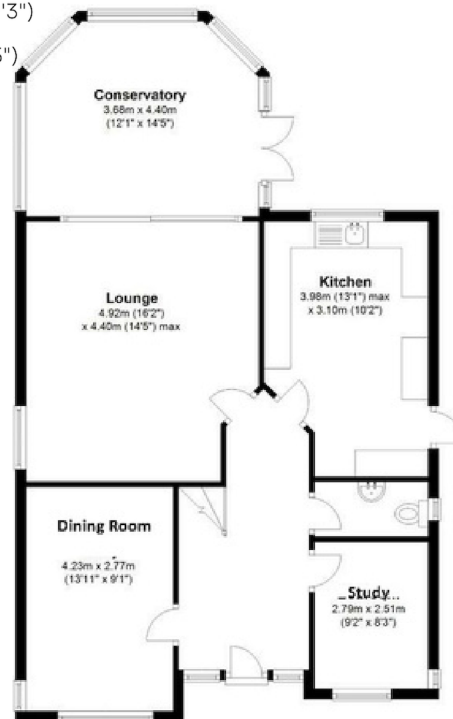
Dining Room to front - 4.09m x 2.69m (13'5" x 8'10")
 Study to front - 2.49m x 2.72m (8'2" x 8'11")
 Lounge to rear - 4.78m x 4.32m (15'8" x 14'2")
 Conservatory - 3.48m x 3.23m (11'5" x 10'7")
 Kitchen to rear - 5m x 2.97m (16'5" x 9'9")
 Bedroom One to rear - 3.86m x 3.78m (12'8" x 12'5") inc fitted wardrobes
 Ensuite - 1.04m x 2.72m (3'5" x 8'11")
 Bedroom Two to rear - 3.81m x 2.97m (12'6" x 9'9")
 Bedroom Three to front - 2.97m x 2.82m (9'9" x 9'3")
 Bedroom Four to front - 2.72m x 2.57m (8'11" x 8'5")
 Bathroom to side - 2.01m x 1.98m (6'7" x 6'6")
 Garage - 5.46m x 5.41m (17'11" x 17'9")

A recently re-decorated and re-carpeted detached home set in a quiet cul-de-sac location with accommodation comprising in brief of reception hall, lounge, dining room, study, refitted kitchen, guest WC, conservatory, four bedrooms, ensuite shower room, family bathroom, rear garden, detached double garage and driveway for off-road parking.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(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: 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.



Total area: approx. 145.0 sq. metres (1561.0 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.