

DRAKES

ESTATE AGENTS



Batemens Green Farm, Packhorse Lane, Hollywood, B47 5DE

£895,000

- A Spacious & Versatile Detached Home
- Four Double Bedrooms
- Four Reception Rooms
- Dining Kitchen
- Utility & Guest WC
- Mezzanine Dressing Room
- Four Ensuite Shower/Bathrooms
- Detached Double Garage
- Gymnasium/Office with Kitchenette & WC
- Impressive Gardens



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

DRAKES

ESTATE AGENTS



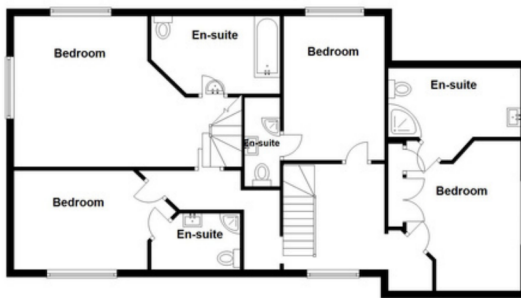
- Lounge Dual Aspect - 8.08m x 4.85m (26'6" x 15'11")
- Dining Room to front - 4.19m x 3.81m (13'9" x 12'6")
- Kitchen to rear - 5.97m x 3.28m (19'7" x 10'9")
- Utility Room to rear - 2.24m x 1.63m (7'4" x 5'4")
- Sitting Room to rear - 5.13m x 3.35m (16'10" x 11'0")
- Study to front - 4.34m x 3.81m (14'3" x 12'6")
- Bedroom One to side - 7.21m x 4.42m (23'8" x 14'6") into eaves
- Ensuite - 3.61m x 2.13m (11'10" x 7'0")
- Mezzanine Dressing Room - 6.83m x 1.85m (22'5" x 6'1") inc stairwell
- Bedroom Two to rear - 4.11m x 3.33m (13'6" x 10'11")
- Ensuite - 2.62m x 1.17m (8'7" x 3'10")
- Bedroom Three to side - 5.23m x 2.29m (17'2" x 7'6")
- Ensuite - 2.51m x 2.57m (8'3" x 8'5")
- Bedroom Four to front - 5.18m x 2.82m (17'0" x 9'3")
- Ensuite - 2.21m x 2.11m (7'3" x 6'11")
- Gymnasium/Office - 4.57m x 3.56m (15'0" x 11'8")
- Kitchenette - 2.67m x 1.91m (8'9" x 6'3")
- WC - 2.01m x 1.6m (6'7" x 5'3")
- Garage - 8.59m x 6.5m (28'2" x 21'4")

A versatile and extremely spacious detached home with over 2300sqft of accommodation set in a semi-rural location. The well-appointed accommodation comprises in brief of entrance porch, impressive reception hall, lounge, dining room, sitting room, study, dining kitchen, utility room, guest WC, four double bedrooms, mezzanine dressing room and four ensuite shower rooms. There is also a detached double garage with a gymnasium/office, kitchenette and WC ripe for conversion to an annexe subject to the relevant consent. The property sits within impressive gardens and is offered with no upward chain.

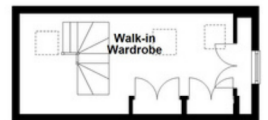
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

England & Wales
EU Directive 2002/91/EC

COUNCIL TAX BAND: F
 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.