

DRAKES

ESTATE AGENTS



Shenstone Road, Birmingham, B14 4TH

£350,000

- An Extended Semi-Detached
- Three Bedrooms
- Lounge/Dining Room
- Extended Dining Kitchen
- Modern Bathroom
- Pleasant Rear Garden
- Garage
- Off Road Parking
- Solar Panels



SCAN TO VIEW
VIRTUAL TOUR

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- Kitchen to rear - 4.42m x 5.03m (14'6" x 16'6") max
- Dining Area to rear - 2.64m x 2.54m (8'8" x 8'4")
- Lounge/Dining Room - 7.52m x 3.3m (24'8" x 10'10") max
- Bedroom One to rear - 3.63m x 3.15m (11'11" x 10'4")
- Bedroom Two to front - 3.61m x 2.9m (11'10" x 9'6")
- Bedroom Three to front - 2.54m x 2.18m (8'4" x 7'2")
- Bathroom to rear - 2.34m x 2.01m (7'8" x 6'7")
- Garage - 4.32m x 2.26m (14'2" x 7'5")

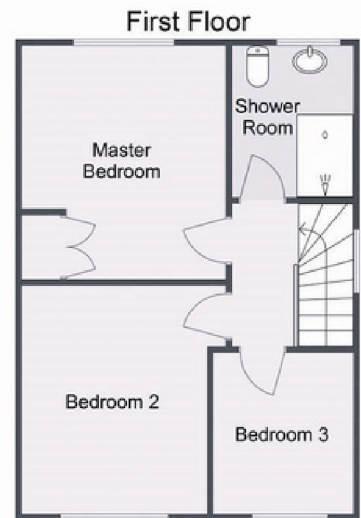
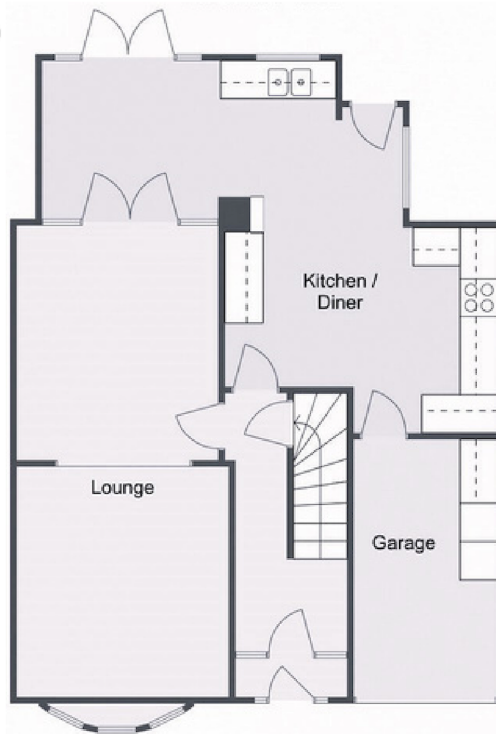
A well-maintained and extended semi-detached property with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, extended dining kitchen, three bedrooms, modern bathroom, pleasant rear garden, garage and driveway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(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: C
 EPC Rating: B
 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 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. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50



Total Area Approx
 108.4 Sq M
 1166.8 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not