

DRAKES

ESTATE AGENTS



Woodrush Drive, Hollywood, B47 5HZ

£280,000

- A Beautifully Presented Terrace Property
- Three Bedrooms
- Lounge
- Modern Dining Kitchen
- Lean-to/Playroom
- Refitted Bathroom
- Allocated Parking
- Low Maintenance Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

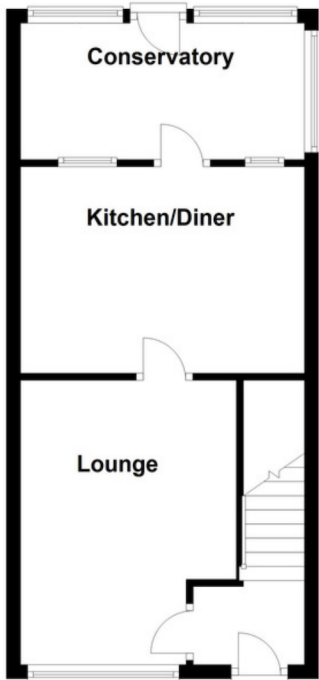
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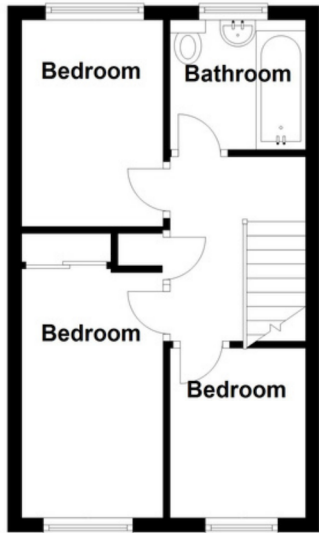
- Lounge to front - 3.76m x 4.17m (12'4" x 13'8")
- Kitchen to rear - 4.17m x 3.23m (13'8" x 10'7")
- Lean-to/Playroom to rear - 4.39m x 1.73m (14'5" x 5'8")
- Bedroom One to front - 3.61m x 2.67m (11'10" x 8'9") + fitted wardrobes
- Bedroom Two to rear - 3.07m x 2.67m (10'1" x 8'9")
- Bedroom Three to front - 2.82m x 1.96m (9'3" x 6'5")
- Bathroom to rear - 1.96m x 1.88m (6'5" x 6'2")

A beautifully presented terrace property with well-appointed accommodation comprising in brief of entrance hall, lounge, modern dining kitchen, lean-to/playroom, three bedrooms, refitted bathroom, rear garden and allocated parking.

Ground Floor



First Floor



Total area: approx. 64.7 sq. metres (696.7 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 88 |
| (69-80) C | | 72 | |
| (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: 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.

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