

DRAKES

ESTATE AGENTS



Windrush Road, Hollywood, B47 5QA

£235,000

- A Re-modelled Mid-Terrace
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Modern Shower Room
- Landscaped Rear Garden
- Garage En-Bloc
- Quiet Cul-de-sac Location
- Ideal First Time Buy



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



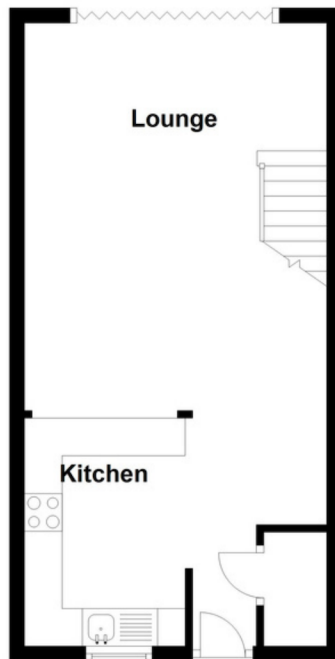
Open-Plan Living/Dining Kitchen;
 Kitchen area to front - 2.9m x 3m (9'6" x 9'10")
 Lounge/Dining Area to rear - 3.58m x 5.46m (11'9" x 17'11")
 Bedroom One to rear - 3.48m x 3.07m (11'5" x 10'1")
 Bedroom Two to front - 3.48m x 2.39m (11'5" x 7'10")
 Bathroom - 1.55m x 1.68m (5'1" x 5'6")

A re-modelled and well-presented mid-terrace property in a quiet cul-de-sac location with accommodation now comprising in brief of an open plan living/dining kitchen, two double bedrooms, modern shower room, landscaped rear garden and garage en-bloc.

Ground Floor

First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient – higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Total area: approx. 66.6 sq. metres (716.5 sq. feet)

COUNCIL TAX BAND: C
 EPC Rating: E
 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. 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