

DRAKES

ESTATE AGENTS



Woodleaves, Hollywood, B47 5BW

£330,000

- An Extended Semi-Detached
- Three Bedrooms
- Lounge
- Dining/Sitting Room
- Conservatory
- Modern Dining Kitchen
- Guest WC
- Spacious Bathroom
- Private Rear Garden
- Garage & Off Road Parking



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

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- Dining/Sitting Room to front - 4.55m x 2.59m (14'11" x 8'6") max
- Lounge to rear - 5.74m x 3.12m (18'10" x 10'3")
- Conservatory to rear - 2.77m x 2.74m (9'1" x 9'0")
- Kitchen to rear - 5.44m x 3.58m (17'10" x 11'9")
- Bedroom One to rear - 4.32m x 3.2m (14'2" x 10'6")
- Bedroom Two to front - 3.91m x 2.59m (12'10" x 8'6")
- Bedroom Three to front - 3.02m x 2.34m (9'11" x 7'8") max
- Bathroom to rear - 3.4m x 1.65m (11'2" x 5'5")

An extended semi-detached property set in a cul-de-sac location with accommodation comprising in brief of entrance porch, reception hall, guest WC, dining/sitting room, lounge, conservatory, modern dining kitchen, three bedrooms, spacious family bathroom, private rear garden with a southerly aspect, garage and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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: D
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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