

DRAKES

ESTATE AGENTS



Cotford road, Birmingham, B14 5JJ

£250,000

- An End-of-Terrace Property
- Planning Permission for 2 Storey Extension
- Three Bedrooms
- Lounge
- Modern Dining Kitchen
- Modern Shower Room
- Large Rear Garden
- 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

DRAKES

ESTATE AGENTS



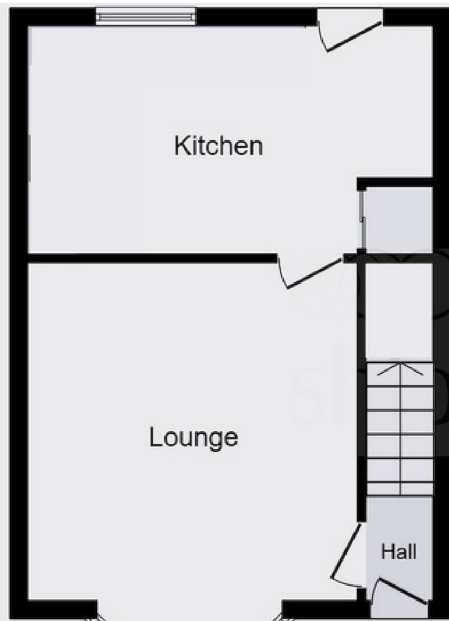
- Lounge to front - 4.01m x 3.99m (13'2" x 13'1") plus bay
- Kitchen to rear - 4.98m x 2.64m (16'4" x 8'8")
- Bedroom One to front - 3.81m x 3.05m (12'6" x 10'0")
- Bedroom Two to rear - 3.05m x 3.07m (10'0" x 10'1")
- Bedroom Three to front - 1.85m x 2.49m (6'1" x 8'2")
- Shower Room to rear - 1.83m x 1.8m (6'0" x 5'11")

An end-of-terrace property with planning permission for a two-storey extension and accommodation comprising in brief of entrance hall, lounge, modern dining kitchen, three bedrooms, modern shower room, large rear garden and driveway providing for off-road parking.

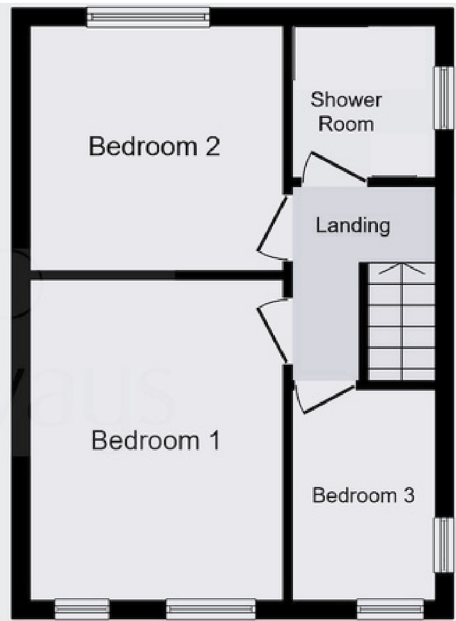
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

COUNCIL TAX BAND: B
 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.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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