

# DRAKES

ESTATE AGENTS



Biddles Hill, Poolhead Lane, Earlswood, B94 5EN

£375,000

- A Beautifully Presented Cottage Style Semi-Detached
- Three Bedrooms
- Lounge/Dining Room
- Dining Kitchen
- Utility
- Family Bathroom
- Fabulous Rear Garden
- Off Road Parking
- Garage/Store
- Semi-Rural Location



SCAN TO VIEW  
VIRTUAL TOUR

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- Lounge Dual Aspect - 7.19m x 3.91m (23'7" x 12'10")
- Kitchen to rear - 4.06m x 3.78m (13'4" x 12'5")
- Utility - 6.2m x 1.55m (20'4" x 5'1")
- Bedroom One to rear - 3.84m x 3.61m (12'7" x 11'10")
- Bedroom Two to front - 3.89m x 2.97m (12'9" x 9'9")
- Bedroom Three to side - 2.82m x 1.98m (9'3" x 6'6")
- Bathroom to side - 2.46m x 1.55m (8'1" x 5'1")
- Garage/Store - 5.41m x 1.8m (17'9" x 5'11")

A beautifully presented cottage style semi-detached property set in a delightful semi-rural location with far reaching countryside views to the rear with accommodation comprising in brief of entrance porch, lounge/dining room, dining kitchen, utility, three bedrooms, family bathroom, fabulous rear garden, driveway and garage/store.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 EPC Rating: D  
 Tenure: Freehold

The vendor advises that the property is Freehold. We have been advised by the vendor that the source of heating is Oil and it is not on mains sewers. 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

