

# DRAKES

ESTATE AGENTS



Hollywood Drive, Hollywood, B47 5PS

£500,000

- A Fabulous Modern Semi-Detached
- Four Good-Sized Bedrooms
- Glass Entrance Atrium
- Sitting/Games Room
- Open Plan Living Dining Kitchen with Family Area
- Master Dressing Room & Ensuite Bathroom
- Further Ensuite Shower Room
- Modern Shower Room to Second Floor
- Off Road Parking
- Pleasant Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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Sitting Room/Games Room to front - 3.91m x 3.38m (12'10" x 11'1")

Kitchen Diner - 4.09m x 5.33m (13'5" x 17'6")

Family Room to rear - 3.66m x 5.33m (12'0" x 17'6")

Utility to side - 1.65m x 3.12m (5'5" x 10'3")

Bedroom One to rear - 4.6m x 3.35m (15'1" x 11'0")

Dressing Room to rear - 2.39m x 1.85m (7'10" x 6'1")

Ensuite to side - 2.06m x 2.64m (6'9" x 8'8")

Bedroom Two to front - 3.91m x 3.38m (12'10" x 11'1")

Ensuite to side - 1.17m x 2.64m (3'10" x 8'8")

Bedroom Three to front - 3.07m x 4.42m (10'1" x 14'6")

Bedroom Four to rear - 2.95m x 5.31m (9'8" x 17'5") max

Shower Room to side - 1.96m x 2.21m (6'5" x 7'3")

A fabulous modern semi-detached property set in a great location with accommodation comprising in brief of a glass entrance atrium, welcoming reception hall, sitting/games room, guest WC, utility room, open plan living/dining kitchen, four good size bedrooms, master dressing room, two ensuites, family bathroom, pleasant private rear garden and a driveway providing off-road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	85
EU Directive 2002/91/EC			

COUNCIL TAX BAND: E

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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