

# DRAKES

ESTATE AGENTS



May Lane, Kings Heath B14 4 AW

Offers Over £485,000

- An Extended Semi-Detached Property
- Four Good-Sized Bedrooms
- Guest WC
- Lounge/Dining with Dual Aspect
- Snug
- Extended Breakfast Kitchen
- Luxury Bathroom
- Mature Rear Garden
- Garden Bar
- Driveway for Off-Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

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- Reception Room One Dual Aspect - 6.05m x 3.63m (19'10" x 11'11")
- Reception Room Two - 5.49m x 2.21m (18'0" x 7'3")
- Kitchen to rear - 6.22m x 4.9m (20'5" x 16'1")
- Bedroom One to rear 5.03m x 3.35m (16'6" x 11'0")
- Bedroom Two to front - 3.78m x 3.78m (12'5" x 12'5")
- Bedroom Three to front - 3.56m x 2.84m (11'8" x 9'4")
- Bedroom Four to rear - 3.63m x 2.24m (11'11" x 7'4")
- Bathroom to front 12'6 x 7'6 - 3.81m x 2.29m (12'6" x 7'6")
- Shower Room to rear - 1.88m x 1.35m (6'2" x 4'5")

A fabulous extended semi-detached property offering spacious accommodation and comprises in brief of a good-sized reception hall, lounge/dining room, snug, guest WC, extended breakfast kitchen, four good-sized bedrooms, luxury bathroom and a further shower room. An exceptional mature rear garden with a purpose-built garden bar and a driveway for off-road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(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: c  
 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.

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