

DRAKES

ESTATE AGENTS



Dunston Croft , Shirley, B90 4DJ

£450,000

- An Extended Semi-Detached Property
- Four Bedrooms
- Study/Snug
- Guest WC
- Kitchen/Living Area
- Utility
- Master Bedroom with En-suite
- Family Bathroom
- Low Maintenance Garden with Patio
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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- Study/Snug to front - 4.37m x 2.13m (14'4" x 7'0")
- Utility to side - 2.21m x 2.34m (7'3" x 7'8")
- Living area - 5.64m x 3.48m (18'6" x 11'5")
- Kitchen area - 4.98m x 2.72m (16'4" x 8'11")
- Bedroom One to second floor - 3.43m x 3.07m (11'3" x 10'1")
- Ensuite to rear - 1.96m x 1.75m (6'5" x 5'9")
- Bedroom Two to rear - 4.55m x 3.05m (14'11" x 10'0")
- Bedroom Three to front - 3.48m x 3.05m (11'5" x 10'0")
- Bedroom Four to rear - 2.54m x 2.49m (8'4" x 8'2")
- Bathroom to front - 2.49m x 2.41m (8'2" x 7'11")

An immaculate extended semi-detached property in a pleasant cul-de-sac location. This well-appointed accommodation comprising in brief of a porch, hall, study/utility room, guest WC, open plan living/dining kitchen, four bedrooms, modern ensuite shower room, family bathroom, landscaped rear garden, storeroom and driveway for off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		79
D (55-68)	67	
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: D
 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.

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