

# DRAKES

ESTATE AGENTS



Lint Meadow, Hollywood, B47 5PH

£510,000

- A Beautiful Detached Home
- Four Good Size Bedrooms
- Lounge/Dining Room
- Dining Kitchen
- Utility & Guest WC
- Conservatory
- Refitted ensuite Shower Room
- Refitted Bathroom
- Landscaped 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





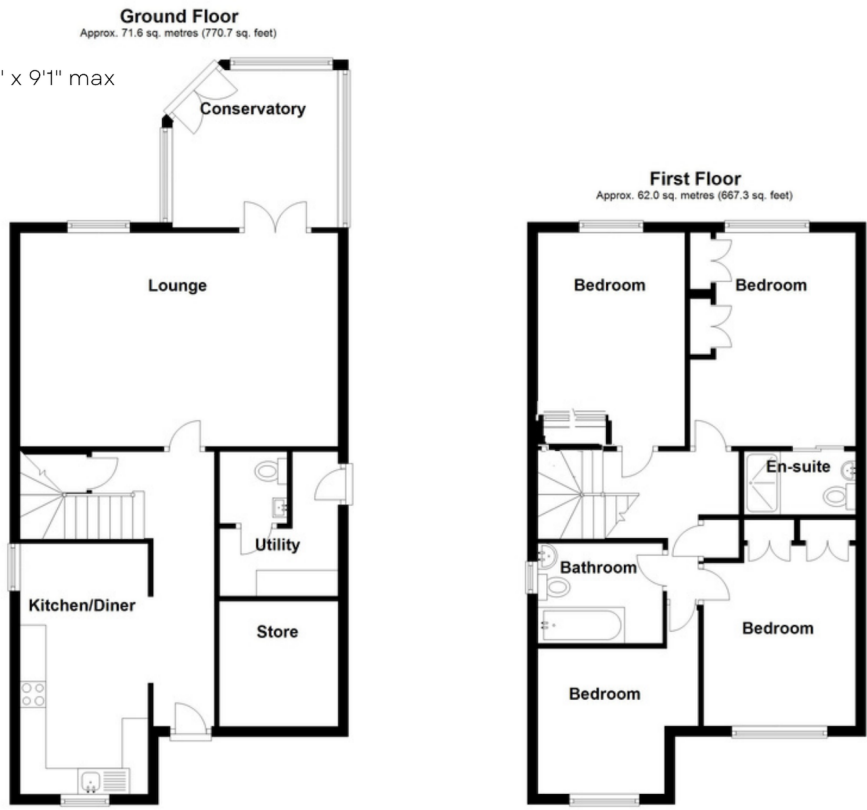
- Dining Kitchen to front - 5.16m x 2.29m (16'11" x 7'6")
- Utility Room to side - 2.92m x 2.39m (9'7" x 7'10")
- Lounge to rear - 6.02m x 4.22m (19'9" x 13'10")
- Conservatory to rear - 3.25m x 2.95m (10'8" x 9'8")
- Bedroom One to rear - 4.24m x 3.38m (13'11" x 11'1") inc wardrobes
- Ensuite to side - 1.63m x 1.19m (5'4" x 3'11") plus shower cubicle
- Bedroom Two to front - 4.24m x 2.59m (13'11" x 8'6") plus fitted wardrobes
- Bedroom Three to rear - 3.38m x 3.2m (11'1" x 10'6")
- Bedroom Four to front - 3.25m x 2.77m max 2.15m min (10'8" x 9'1" max 7'1"min)
- Bathroom to side - 1.88m x 1.85m (6'2" x 6'1")
- Store Room - 2.44m x 2.29m (8'0" x 7'6")

A beautifully presented and re-configured detached home set in a cul-de-sac location with stylish accommodation comprising in brief of reception hall, dining kitchen, utility, guest WC, lounge/dining room, conservatory, four good size bedrooms, re-fitted ensuite shower room, re-fitted bathroom, landscaped rear garden with side access, store room and a driveway providing off-road parking.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	77
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
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.



Total area: approx. 133.6 sq. metres (1438.0 sq. feet)

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