

# DRAKES

ESTATE AGENTS



## New Road, Hollywood, Birmingham, B47 5ND

**£435,000**

- Spacious Detached Home
- Extended Dining Kitchen
- Three Bedrooms
- Modern Bathroom
- Guest W.C./Shower Room
- Dining Room/Fourth Bedroom
- Utility Room
- Mature Rear Garden
- Garage
- No Chain



SCAN TO VIEW  
VIRTUAL TOUR

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## Entrance Hall

## Porch

**Guest W.C/Shower Room to front:** 1.42m x 2.03m (4'8" x 6'8")

**Lounge to rear:** 5.69m x 4.67m (18'8" x 15'4")

**Dining Room/Bedroom Four to front:** 4.39m x 2.41m (14'5" x 7'11")

**Dining Kitchen to rear:** 4.7m max x 3.58m max (15'5" max x 11'9" max)

**Utility Room to side:** 2.24m x 1.45m (7'4" x 4'9")

**Outer Lobby to rear:** 2.67m x 1.45m (8'9" x 4'9")

**Bedroom One to rear:** 4.67m x 3.4m (15'4" x 11'2")

**Bedroom Two to front:** 3.23m x 3.4m (10'7" x 11'2")

**Bedroom Three to rear:** 3.4m x 2.01m (11'2" x 6'7")

**Bathroom to front:** 2.29m x 1.98m (7'6" x 6'6")

**Garage:** 4.5m x 3.1m (14'9" x 10'2")

**This surprisingly spacious, detached home sits back from the road behind a tarmac driveway, providing off-road parking and leading to the garage and porch.**

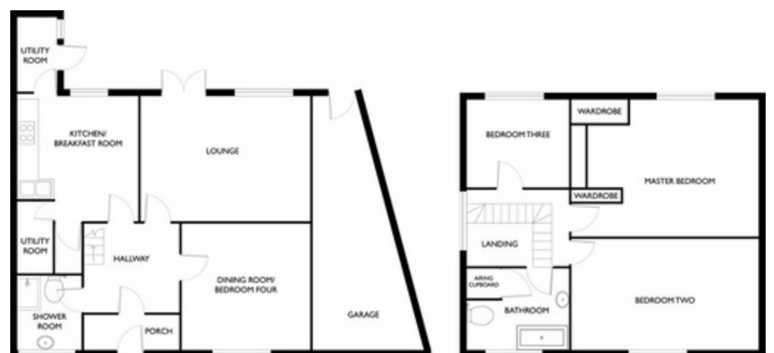
The welcoming reception hall has stairs rising to the first floor and doors off to the ground floor accommodation including the guest W.C/shower room. To the front of the property is a dining room, which has previously been used as a fourth bedroom. To the rear of the property, you can find an exceptional lounge with patio doors and a feature fireplace. The kitchen is fitted with a modern range of units and appliances, it has room for a dining table and chairs, a walk-in pantry, and leads to a utility room, and a useful outer lobby area/further utility. On the first floor, you can find three good-sized bedrooms, the largest of which is dual aspect has an array of fitted furniture, and a modern bathroom. The generous, mature rear garden enjoys a southeast aspect, it is reasonably private and boasts a large patio and well-maintained lawn and borders.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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: E**

**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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