

DRAKES

ESTATE AGENTS



Windrush Road, Hollywood, B47 5QA

Offers Over £325,000

- A Semi-Detached Property
- Four Bedrooms
- Full Width Lounge
- Dining Kitchen
- Bathroom
- Garage
- Off Road Parking
- Rear Garden



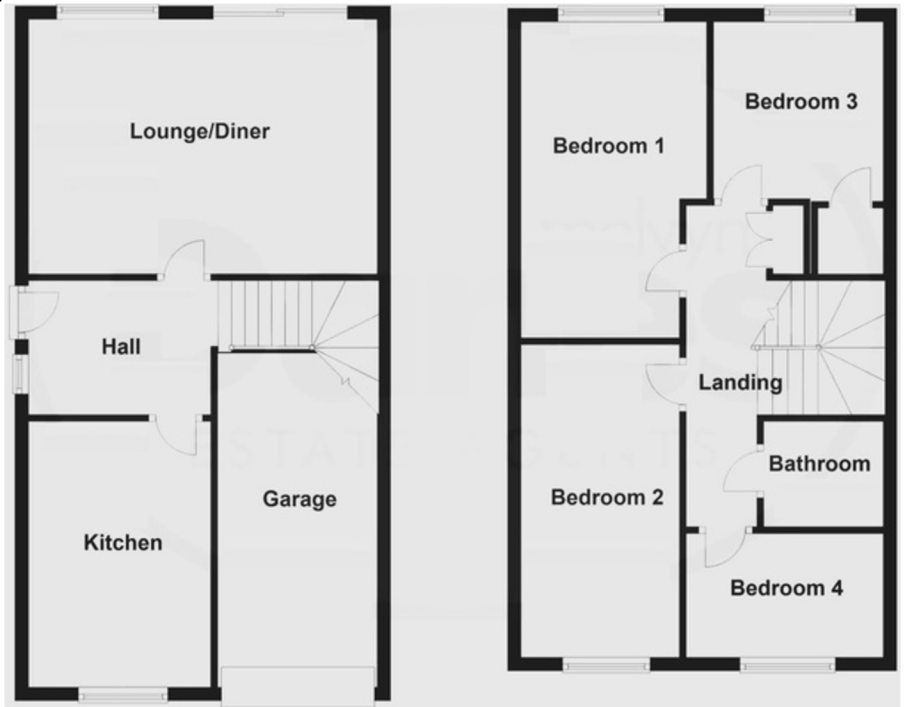
SCAN TO VIEW
VIRTUAL TOUR



- Lounge to rear - 5.21m x 3.73m (17'1" x 12'3")
- Dining Kitchen to front - 3.96m x 2.72m (13'0" x 8'11")
- Bedroom One to rear - 4.22m x 2.79m (13'10" x 9'2")
+fitted wardrobes
- Bedroom Two to front - 4.57m x 2.13m (15'0" x 7'0")
- Bedroom Three to rear - 2.79m x 2.29m (9'2" x 7'6")
- Bedroom Four to front - 2.95m x 1.73m (9'8" x 5'8")
- Bathroom to side - 2.03m x 1.78m (6'8" x 5'10")

A semi-detached property situated in a convenient location with accommodation comprising in brief of lounge, dining kitchen, FOUR bedrooms, bathroom, rear garden, garage and off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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: 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.

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