

# DRAKES

ESTATE AGENTS



Beaudesert Road, Hollywood, B47 5DP

£350,000

- An Extended Link Detached
- Three Bedrooms
- Lounge/Dining Room
- Conservatory
- Extended Kitchen
- Utility Room
- Guest WC
- TRIPLE Garage to Rear
- Off Road Parking
- Pleasant Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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- Lounge Area to front - 4.75m x 3.78m (15'7" x 12'5")
- Dining Area to rear - 8.1m x 2.67m (9'21" x 8'9")
- Conservatory to rear - 2.77m x 2.18m (9'1" x 7'2")
- Extended Kitchen to side - 4.9m x 3m (16'1" x 9'10")
- Utility Room to side - 2.62m x 2.36m (8'7" x 7'9")
- Bedroom One to rear - 3.89m x 2.87m (12'9" x 9'5") + fitted wardrobes
- Bedroom Two to front - 3.28m x 2.72m (10'9" x 8'11")
- Bedroom Three to front - 2.16m x 1.91m (7'1" x 6'3")
- Shower Room - 2.39m x 1.75m (7'10" x 5'9")
- Triple Garage - 7.26m x 5.61m (23'10" x 18'5")

An extended link detached property with the rare benefit of a TRIPLE garage to the rear with accommodation comprising in brief of reception hall, lounge/dining room, conservatory, extended kitchen, utility room, store room, guest WC, three bedrooms, modern shower room and a pleasant rear garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		72
(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: D  
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.

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