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

DRAKES ESTATE AGENTS







Lounge Area to front - 4.75m x 3.78m (15'7" x 12'5")

Dining Area to rear - 8.1m x 2.67m (9'211" 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

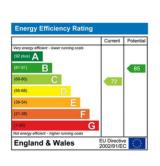
Bedroom Two to front - 3.28m x 2.72m (10'9" x 8'11")

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.



COUNCIL TAX BAND: D EPC Rating: C

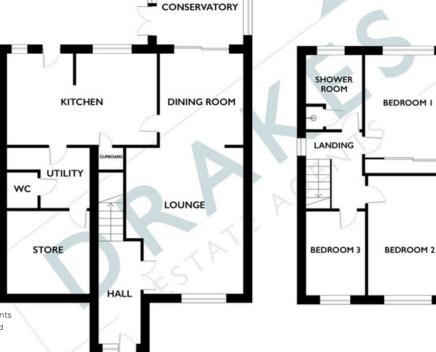
subject to a minimum referral fee of £50

Tenure: Freehold

will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

HALL The vendor advises that the property is Freehold. Drakes Estate Agents 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



3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk