

DRAKES

ESTATE AGENTS



Forest Way, Hollywood, B47 5JS

£350,000

- A Spacious End-of-Terrace
- Four Bedrooms
- Lounge
- Dining Kitchen
- Guest WC
- Utility Room
- Refitted Shower Room
- Garage & Off Road Parking
- Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Lounge to front - 5.03m x 3.23m (16'6" x 10'7")
- Kitchen to rear - 5.23m x 3.15m (17'2" x 10'4")
- Utility Room to rear - 4.55m x 1.96m (14'11" x 6'5")
- Bedroom One to front - 4.04m x 2.95m (13'3" x 9'8")
- Bedroom Two to rear - 3.48m x 3.07m (11'5" x 10'1")
- Bedroom Three to rear - 2.49m x 1.96m (8'2" x 6'5")
- Bedroom Four to front - 2.95m x 2.06m (9'8" x 6'9")
- Shower Room to rear - 2.13m x 1.85m (7'0" x 6'1")
- Garage - 5.44m x 0.05m (17'10" x 0'2")

A surprisingly spacious and well-maintained end-of-terrace property with accommodation comprising in brief of reception hall, lounge, dining kitchen, guest WC, utility room, four bedrooms, re-fitted shower room, garage, rear garden and driveway providing off-road parking.

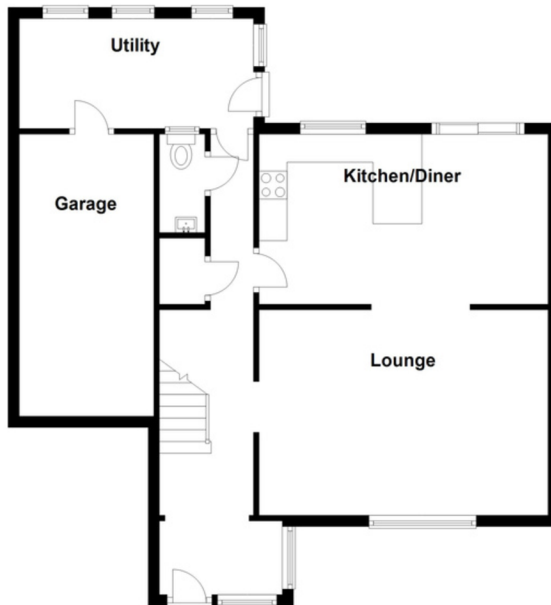
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: C
 EPC Rating: D
 Tenure: Freehold

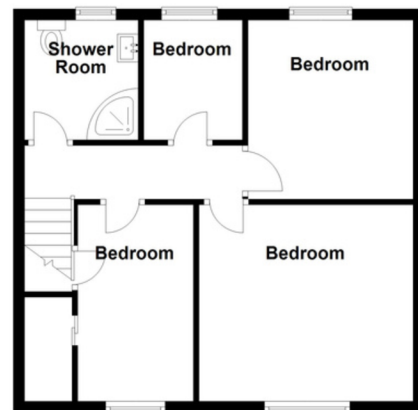
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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

Ground Floor



First Floor



Total area: approx. 119.0 sq. metres (1281.1 sq. feet)