

# DRAKES

ESTATE AGENTS



Ashdale Drive, Birmingham, B14 4TX

£300,000

- A Beautifully Presented Semi-Detached
- Three Bedrooms
- Large Reception Hall
- Lounge/Dining Room
- Extended Kitchen
- Family Bathroom
- Off Road Parking
- Pleasant Rear Garden
- Garage



SCAN TO VIEW  
VIRTUAL TOUR

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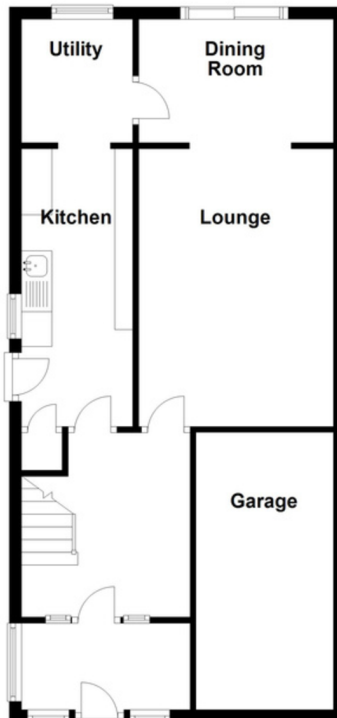


- Lounge area to rear - 4.85m x 3.2m (15'11" x 10'6")
- Dining area to rear - 2.97m x 1.83m (9'9" x 6'0")
- Kitchen to side - 4.85m x 1.8m (15'11" x 5'11")
- Breakfast/Study Area to rear - 1.85m x 1.85m (6'1" x 6'1")
- Bedroom One to rear - 4.09m x 2.41m (13'5" x 7'11") plus fitted wardrobes
- Bedroom Two to front - 4.14m x 2.36m (13'7" x 7'9")
- Bedroom Three to rear - 3.2m x 1.98m (10'6" x 6'6")
- Bathroom to front - 2.01m x 2.64m (6'7" x 8'8")

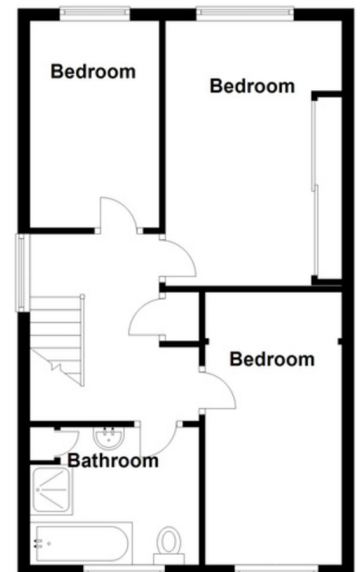
A beautifully presented and extended semi-detached property with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, extended and re-fitted kitchen, three good size bedrooms, family bathroom, pleasant rear garden, driveway and garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Total area: approx. 103.9 sq. metres (1118.8 sq. feet)

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