

DRAKES

ESTATE AGENTS



Chantry Close, Hollywood, B47 5LU

£435,000

- A Spacious Detached Home
- Three Good-Sized Bedrooms
- Dual Aspect Lounge/Dining Room
- Dining Kitchen & Conservatory
- Guest WC
- Ensuite/Dressing Room
- Family Bathroom
- Front, Side & Rear Gardens
- Garage & Large Driveway
- No Upward Chain



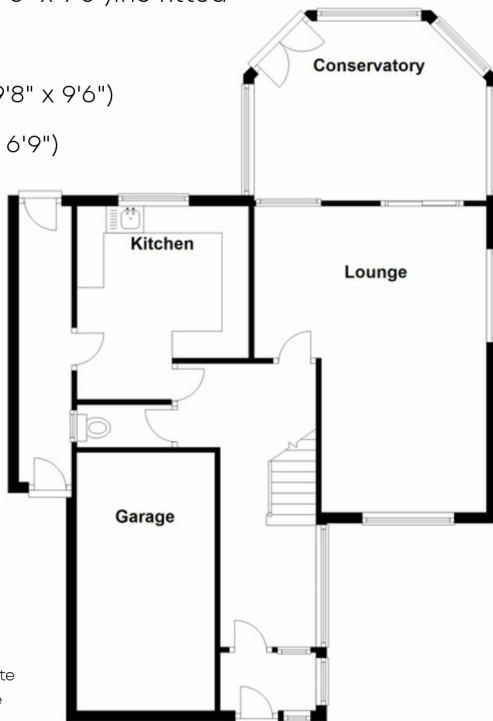
SCAN TO VIEW
VIRTUAL TOUR



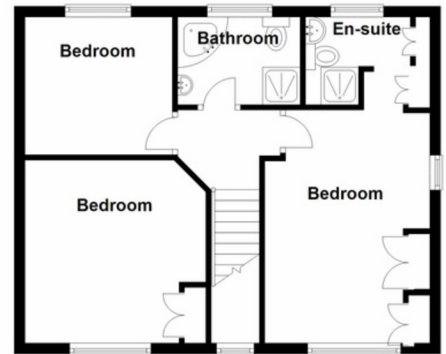
- Kitchen to rear - 3.58m x 2.87m (11'9" x 9'5")
- Dual aspect Lounge/Dining Room - 5.97m x 4.78max 3.4m min (19'7" x 15'8" max 11'4"min)
- Conservatory to rear - 4.78m x 3.43m (15'8" x 11'3")
- Bedroom One to front - 3.66m x 2.95m (12'0" x 9'8") + fitted wardrobes
- Dressing/Ensuite to rear - 2.46m x 2.21m (8'1" x 7'3")
- Bedroom Two to front - 3.2m x 2.87m (10'6" x 9'5")inc fitted wardrobes
- Bedroom Three to rear - 2.95m x 2.9m (9'8" x 9'6")
- Bathroom to rear - 2.24m x 2.06m (7'4" x 6'9")

This spacious detached home requires some modernisation but occupies an impressive plot and is offered with no upward chain and accommodation comprising in brief of entrance porch, reception hall, guest WC, covered side passage, dining kitchen, lounge/dining room, conservatory, three good-sized bedrooms, ensuite/dressing room, family bathroom, large driveway, front, side and rear gardens and a garage.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E

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.

Total area: approx. 125.6 sq. metres (1351.6 sq. feet)

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