

DRAKES

ESTATE AGENTS



Hollywood Lane, Hollywood, B47 5PP

£525,000

- A Spacious Detached Family Home
- Four Bedrooms
- Dual Aspect Lounge/Dining Room
- Modern Breakfast Kitchen
- Large Conservatory
- Utility/Guest WC
- Family Bathroom
- Southerly Aspect Rear Garden
- Garage
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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



- Kitchen to rear - 3.73m x 3.3m (12'3" x 10'10")
- Conservatory to rear - 7.37m x 3.4m (24'2" x 11'2")
- Utility/WC to rear - 2.18m x 1.5m (7'2" x 4'11")
- Dual Aspect Lounge/Dining Room - 9.22m x 4.24m max 3.31m min (30'3" x 13'11" max 10'11"min)
- Bedroom One to front - 3.71m x 3.91m (12'2" x 12'10") + fitted wardrobes & bay
- Bedroom Two to rear - 4.39m x 3.3m (14'5" x 10'10")
- Bedroom Three to front - 3.66m x 2.46m (12'0" x 8'1")
- Bedroom Four to rear - 2.11m x 2.13m (6'11" x 7'0")
- Bathroom to rear - 2.97m x 1.4m (9'9" x 4'7")
- Garage - 5.94m x 2.46m (19'6" x 8'1")

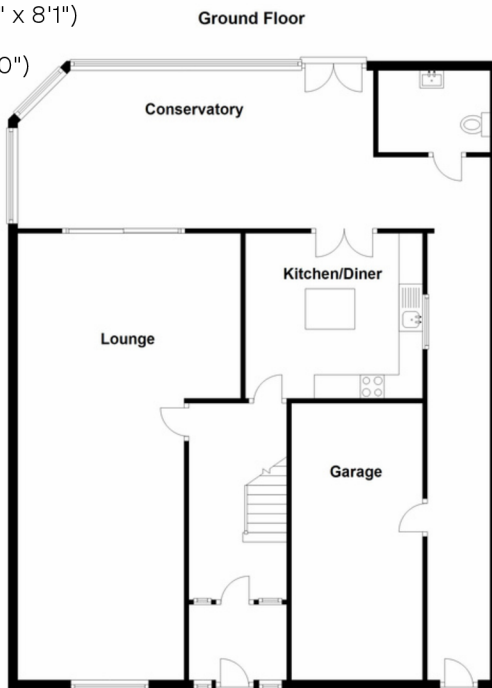
A spacious detached family home on a popular and sought-after road within the village of Hollywood with accommodation comprising in brief of reception hall, lounge/dining room, modern breakfast kitchen, large conservatory, utility/guest WC, four bedrooms, family bathroom, rear garden with a southerly aspect, garage and driveway for 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	68	
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>		

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.

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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). 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.



Total area: approx. 192.9 sq. metres (2076.8 sq. feet)