

# DRAKES

ESTATE AGENTS



Baldwins Lane, Hall Green, B28 0PY

£395,000

- An Immaculately presented Semi-Detached
- Four Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Guest WC
- Utility
- Family Bathroom & Separate Shower Room
- Garden Office
- Pleasant Rear Garden
- 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



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- Reception Room One to rear - 6.93m x 3.3m (22'9" x 10'10")
- Reception Room Two to front - 3.51m x 3.3m (11'6" x 10'10")
- Kitchen to rear - 2.72m x 6.2m (8'11" x 20'4") max
- Utility Room - 0.74m x 1.96m (2'5" x 6'5")
- Bedroom One to front - 3.51m x 2.84m (11'6" x 9'4") + bay & wardrobes
- Bedroom two to rear - 3.15m x 2.54m (10'4" x 8'4")
- Bedroom Three to rear - 3.15m x 2.18m (10'4" x 7'2")
- Bedroom Four to front - 2.18m x 1.68m (7'2" x 5'6")
- Shower Room to side - 1.63m x 1.6m (5'4" x 5'3")
- Bathroom to side - 3.02m x 2.03m (9'11" x 6'8")
- Garden Office - 2.88m x 2.36m (9'5" x 7'8")

A tastefully presented semi-detached property which has been imaginatively extended to provide the following accommodation; entrance porch, reception hall, sitting room, extended lounge, extended kitchen, guest WC, utility, four bedrooms, luxury bathroom and modern shower room, pleasant rear garden, garden office and driveway providing off road parking.

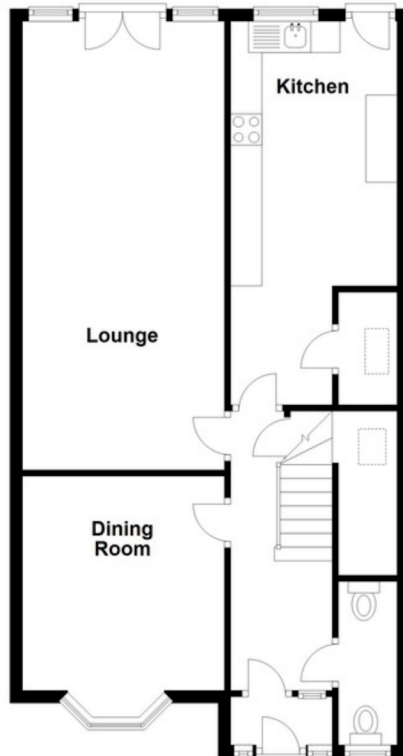
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

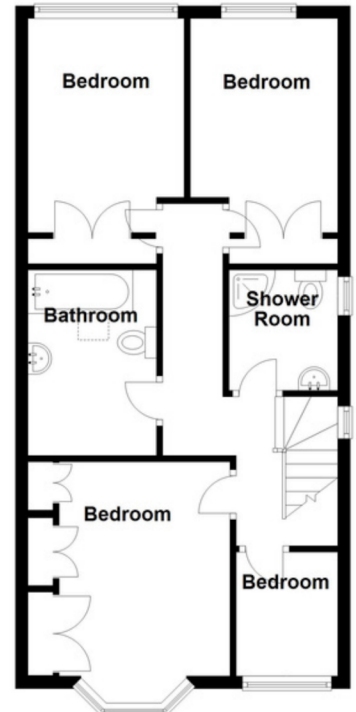
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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.

**Ground Floor**  
 Approx. 66.8 sq. metres (719.2 sq. feet)



**First Floor**  
 Approx. 52.5 sq. metres (564.8 sq. feet)



**Total area: approx. 119.3 sq. metres (1284.0 sq. feet)**