

DRAKES

ESTATE AGENTS



Arundel Road, Birmingham, B14 5UE

£250,000

- A Semi-Detached Property
- Three Bedrooms
- Dual Aspect Lounge Diner
- Kitchen
- Covered Side Access
- Re-fitted Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- Southerly Facing Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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



Lounge/Dining Room Dual Aspect - 7.85m x 3.25m
(25'9" x 10'8")

Kitchen to rear - 3.35m x 2.49m (11'0" x 8'2")

Bedroom One to front - 3.91m x 2.59m (12'10" x 8'6") +
fitted wardrobes

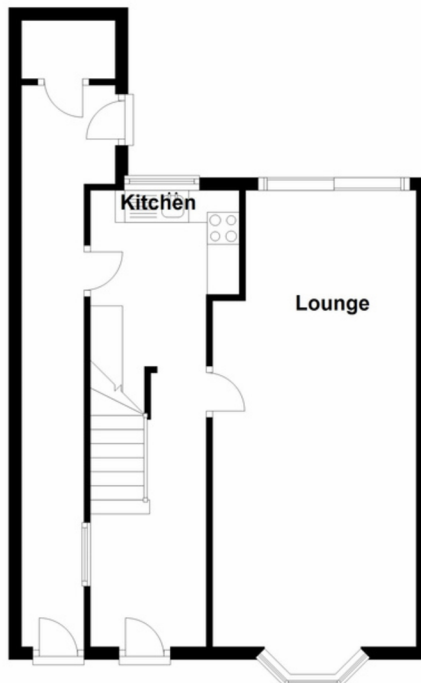
Bedroom Two to rear - 3.2m x 3.33m (10'6" x 10'11")

Bedroom Three to front - 2.95m x 1.83m (9'8" x 6'0")

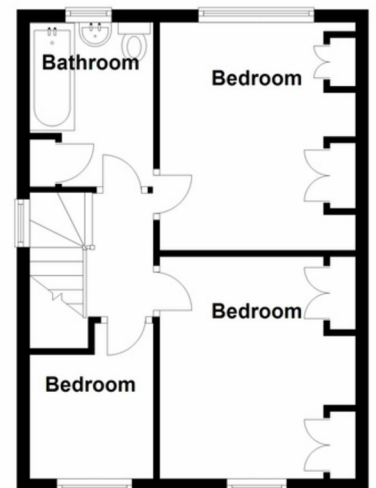
Bathroom to rear - 1.8m x 2.31m (5'11" x 7'7")

A traditional style semi-detached home offered with no upward chain and accommodation comprising in brief of reception hall, lounge/dining room, kitchen, covered side access, three bedrooms, re-fitted bathroom, low maintenance rear garden, driveway and rear garage.

Ground Floor



First Floor



Total area: approx. 84.3 sq. metres (907.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E	53	
(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: E

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 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.