

DRAKES

ESTATE AGENTS



Hollywood Lane, Hollywood, B47 5PT

Offers Over £475,000

- An Immaculate Refurbished Detached Home
- Three Good-Sized Bedrooms
- Open Plan Living/Dining Kitchen
- Study/Snug
- Guest WC
- Luxury Re-fitted Bathroom
- Covered Side Passage
- Low Maintenance Rear Garden
- Generous Driveway



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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Open-Plan Living/Dining Kitchen

Lounge/Dining Room Area - 6.68m x 3.58m (21'11" x 11'9")

Kitchen Area - 3.76m x 2.62m (12'4" x 8'7")

Study/Snug to front - 3.81m x 2.34m (12'6" x 7'8")

Bedroom One to front - 3.63m x 3.58m (11'11" x 11'9")

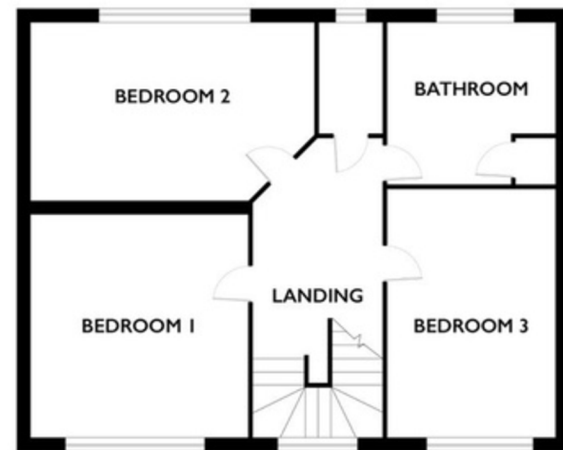
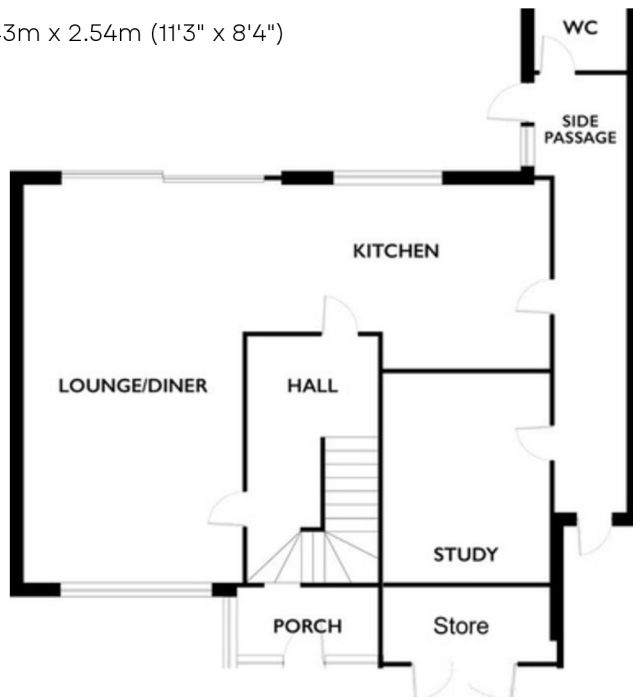
Bedroom Two to rear - 4.9m x 2.97m (16'1" x 9'9")

Bedroom Three to front - 4.06m x 2.44m (13'4" x 8'0")

Bathroom to rear - 3.43m x 2.54m (11'3" x 8'4")

An immaculate, refurbished detached home in a sought-after location with beautifully appointed accommodation comprising in brief of entrance porch, reception hall, open plan living/dining kitchen, study/snug, side passage, guest WC, three good-sized bedrooms, luxury re-fitted bathroom, low maintenance rear garden and a generous driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12-14) A		
(15-17) B		
(18-20) C		
(21-23) D		
(24-26) E		
(27-29) F		
(30-35) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



COUNCIL TAX BAND: E

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. 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.

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