

# DRAKES

ESTATE AGENTS



Dyas Road, Hollywood, B47 5LJ

£365,000

- A Pleasant Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Breakfast Kitchen
- Modern Shower Room
- Generous Rear Garden
- Driveway Providing Off Road Parking
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge to rear - 4.72m x 4.32m (15'6" x 14'2")

Kitchen to rear - 4.72m x 2.29m (15'6" x 7'6")

Bedroom One to front - 4.17m x 2.72m (13'8" x 8'11") + fitted wardrobes

Bedroom Two to front - 4.14m x 3.35m (13'7" x 11'0")

Shower Room to side - 2.72m x 2.18m (8'11" x 7'2")

A pleasant semi-detached bungalow situated in a popular location with accommodation comprising in brief of entrance hall, spacious lounge, breakfast kitchen, two double bedrooms, modern shower room, generous, mature rear garden and a driveway providing off-road parking. The property is offered with no upward chain.

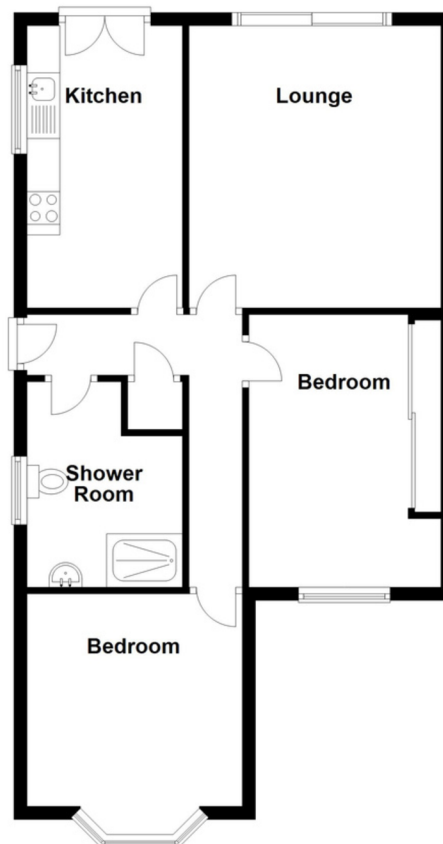
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12-14) <b>A</b>		86
(15-17) <b>B</b>		
(18-20) <b>C</b>	70	
(21-23) <b>D</b>		
(24-26) <b>E</b>		
(27-29) <b>F</b>		
(30-35) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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. 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.