

DRAKES

ESTATE AGENTS



Simms Lane, Hollywood, B47 5HN

Offers in the Region of £289,000

- A Significantly Extended End Terrace
- Four Bedrooms
- Lounge
- Kitchen
- Family Room
- Utility Room
- Guest WC
- Bathroom
- Pleasant Rear garden with Workshop
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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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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- Lounge to front - 3.94m x 3.94m (12'11" x 12'11")
- Kitchen to rear - 4.88m x 2.06m (16'0" x 6'9")
- Family Room to rear - 4.67m x 3.33m (15'4" x 10'11")
- Utility Room to side - 3.94m x 1.65m (12'11" x 5'5")
- Ground Floor Bedroom to rear - 3.86m x 1.68m (12'8" x 5'6")
- Bedroom One to front - 3m x 2.67m (9'10" x 8'9")
- Bedroom Two to rear - 3.1m x 2.39m (10'2" x 7'10")
- Bedroom Three to rear to rear - 2.16m x 2.39m (7'1" x 7'10")

A significantly extended end terrace property offering the following, surprisingly spacious accommodation; entrance porch, hall, lounge, kitchen, family room, utility room, guest WC, four bedrooms, bathroom, pleasant rear garden, workshop and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	46	75
EU Directive 2002/91/EC		

COUNCIL TAX BAND: B
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 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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