

DRAKES

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Delrene Road, Shirley, B90 2HL

£330,000

- An Extended Semi-Detached
- Three Bedrooms
- Lounge/Dining Room
- Extended Kitchen
- Family Room
- Guest WC
- Modern Bathroom
- Pleasant South-Facing Rear Garden
- Off Road Parking
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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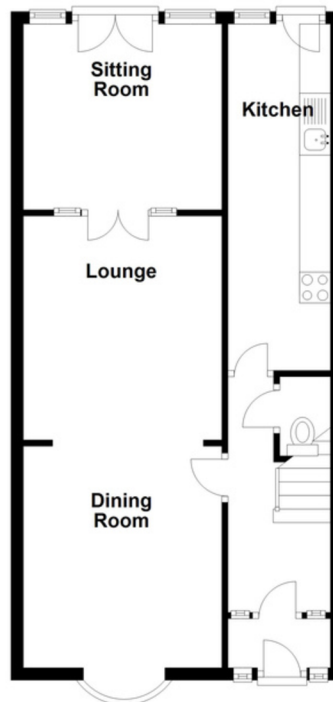
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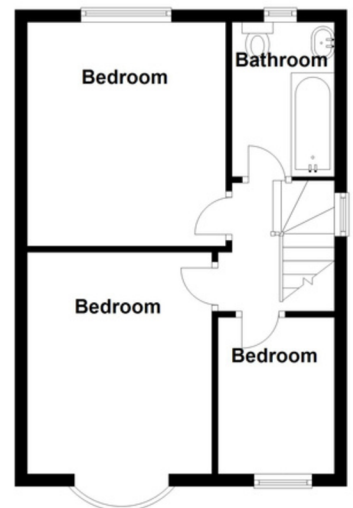
Lounge/Dining Room - 6.81m x 3.3m (22'4" x 10'10") plus bay
 Family Room to rear - 3.2m x 2.82m (10'6" x 9'3")
 Extended Kitchen to rear - 5.61m x 1.63m (18'5" x 5'4")
 Bedroom One to front - 4.19m x 3.18m (13'9" x 10'5") into bay
 Bedroom Two to rear - 3.33m x 3.3m (10'11" x 10'10")
 Bedroom Three to front - 2.18m x 1.8m (7'2" x 5'11")
 Bathroom to rear - 2.21m x 1.63m (7'3" x 5'4")

A traditional style semi-detached property in a sought-after location with extended and well-appointed accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, family room, extended kitchen, guest WC, three bedrooms, modern bathroom, pleasant south-facing garden and a driveway providing off-road parking.

Ground Floor



First Floor



Total area: approx. 88.6 sq. metres (953.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		78
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C
 EPC Rating: D
 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.

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