

DRAKES

ESTATE AGENTS



The Fordrough, Shirley, B90 1PP

£550,000

- A Spacious Detached Dormer Bungalow
- Three Bedrooms
- Lounge & Dining Room
- Dining Kitchen & Sun Lounge
- Two Ground Floor Bedrooms
- Jack & Jill Bathroom
- Large Master Suite with Ensuite & Dressing Room to First Floor
- Generous Rear Garden
- Garage & Off Road Parking
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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Kitchen to rear - 5.13m x 4.04m (16'10" x 13'3")

Utility to rear - 2.64m x 1.65m (8'8" x 5'5")

Dining Room to rear - 4.34m x 2.9m (14'3" x 9'6")

Sun Room to rear - 7.24m x 2.72m (23'9" x 8'11")

Lounge to rear - 4.85m x 4.37m (15'11" x 14'4")

Bedroom Two to front - 3.66m x 3.35m (12'0" x 11'0")

Bedroom Three to front - 3.66m x 3.61m (12'0" x 11'10")

Jack & Jill Bathroom to side - 3.02m x 1.78m (9'11" x 5'10")

Master Bedroom to first floor - 5.77m x 5.44m (18'11" x 17'10")

Ensuite to front - 3.66m x 2.46m (12'0" x 8'1")

Dressing Room to side - 3.1m x 1.65m (10'2" x 5'5")

A surprisingly spacious detached dormer bungalow that boasts extended accommodation comprising in brief of entrance porch, reception hall, dining kitchen, utility, dining room, lounge, sun lounge, two ground floor bedrooms, jack-and-jill bathroom, guest WC, large master suite to the first floor with an ensuite bathroom and dressing room, generous rear garden, driveway and garage. The property is also offered with the added benefit of no upward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

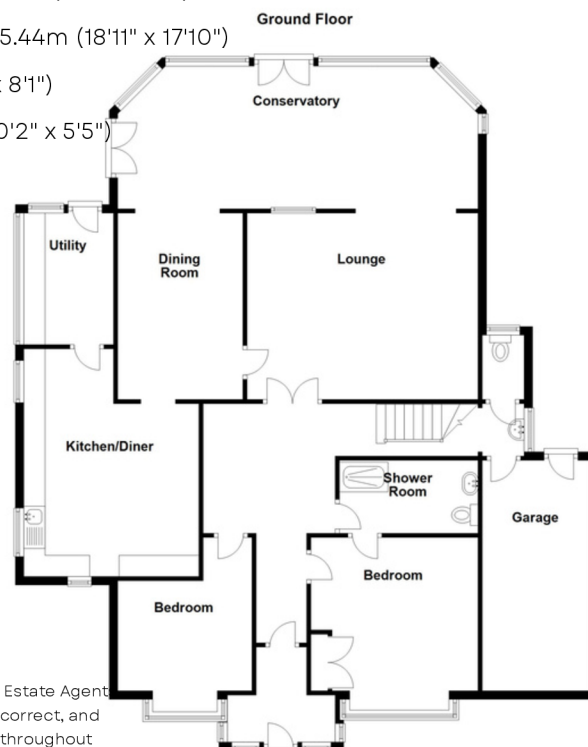
COUNCIL TAX BAND: E

EPC Rating: C

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agent 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.



Total area: approx. 215.0 sq. metres (2313.9 sq. feet)