

DRAKES

ESTATE AGENTS



Scribers Lane, Hall Green, B28 0PP

£375,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Conservatory
- Refitted Bathroom
- Garage
- Off Road Parking
- Good Size Rear Garden
- Home/Garden Office



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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Lounge to front - 3.86m x 3.18m (12'8" x 10'5") max

Dining Room to rear - 3.61m x 3.02m (11'10" x 9'11") max

Kitchen to rear - 2.57m x 3.23m (8'5" x 10'7")

Conservatory - 2.74m x 2.49m (9'0" x 8'2")

Bedroom One to front - 3.71m x 3.18m (12'2" x 10'5") max

Bedroom Two to rear - 3.28m x 3.05m (10'9" x 10'0") max

Bedroom Three to front - 2.57m x 1.78m (8'5" x 5'10")

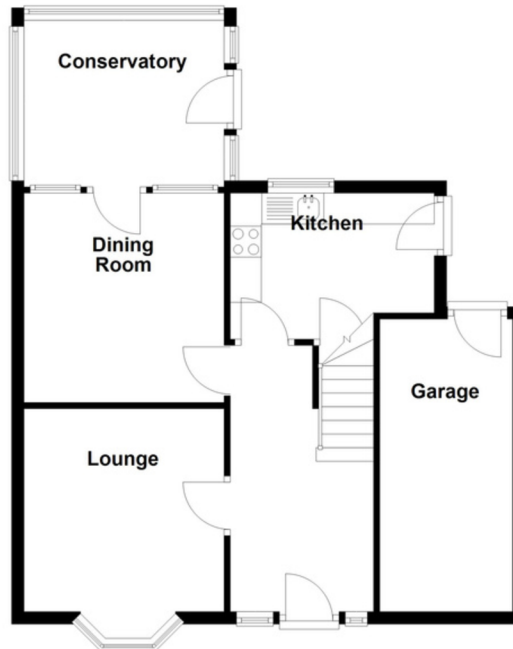
Garden Home Office - 3.48m x 3.96m (11'5" x 13'0")

Garage - 4.83m x 2.34m (15'10" x 7'8")

A well presented extended three bedroom semi-detached home with accommodation comprising in brief of reception hall, two reception rooms, conservatory, extended kitchen, refitted bathroom, side garage, off road parking and a good size rear garden with home/garden office.

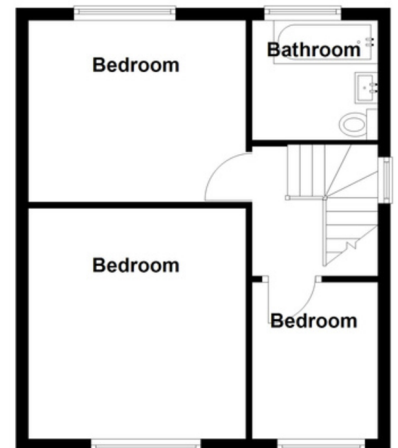
Ground Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold

Total area: approx. 97.9 sq. metres (1053.8 sq. feet)

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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