

DRAKES

ESTATE AGENTS



Scribers Lane, Hall Green, B28 0PP

£365,000

- 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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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")

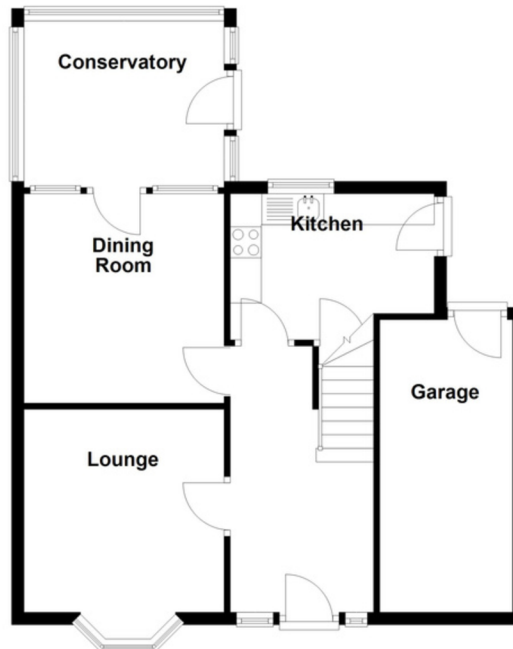
Garden Home Office - 3.48m x 3.96m (11'5" x 13'0")

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.

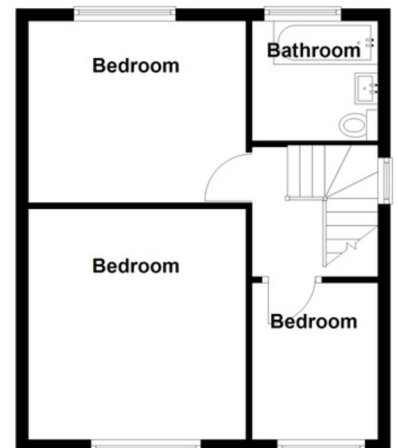
Ground Floor

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.

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