

DRAKES

ESTATE AGENTS



Shawhurst Lane, Hollywood, B47 5JN

£550,000

- A Unique Detached Home
- Four Good Size Bedrooms
- Dining Hall
- Dual Aspect Lounge
- Breakfast Kitchen
- Utility & Guest WC
- Family Bathroom
- Converted Loft Space
- Garage & Off Road Parking
- Southerly Aspect Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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Dining Hall to rear - 6.48m x 3.53m (21'3" x 11'7")
 Lounge to front - 6.15m x 4.85m max 4.11m min (20'2" x 15'11" max 13'6"min)
 Kitchen to rear - 3.4m x 3.58m (11'2" x 11'9")
 Utility to side - 1.91m x 2.26m (6'3" x 7'5")
 Bedroom One to rear - 4.17m x 3.53m (13'8" x 11'7")
 Bedroom Two to front - 4.11m x 3.66m (13'6" x 12'0")
 Bedroom Three to front - 4.17m x 2.36m (13'8" x 7'9")
 Bedroom Four to rear - 3.63m x 3.07m (11'11" x 10'1")
 Bathroom to side - 2.9m x 2.49m (9'6" x 8'2")
 Converted Loft Space Loft Room - 6.5m x 3.45m (21'4" x 11'4")

A unique detached property occupying an enviable plot with accommodation comprising in brief of dining hall, lounge, breakfast kitchen, utility, guest WC, four good size bedrooms, converted loft space, family bathroom, generous rear garden, detached garage and an exceptional driveway providing off-road parking.

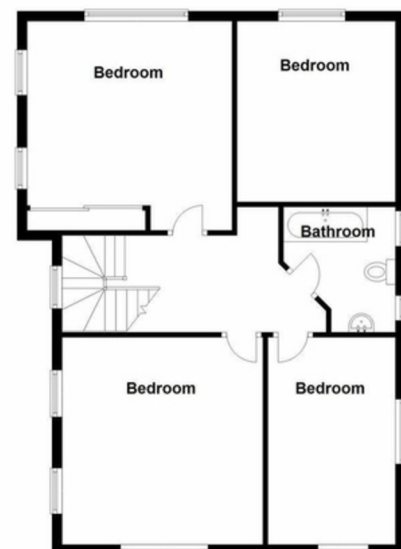
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		76
D (55-68)		
E (39-54)	40	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

COUNCIL TAX BAND: F
 EPC Rating: E
 Tenure: Freehold

Ground Floor



First Floor



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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