

DRAKES

ESTATE AGENTS



Laburnum Close, Hollywood, B47 5QW

Offers Over £500,000

- An Immaculate Detached Home
- Three Good-Sized Bedrooms
- Lounge & Dining Room
- Breakfast Kitchen
- Utility Room & Guest WC
- Family Room/Study
- Family Bathroom
- Ensuite Shower Room
- Well Maintained Gardens to Front, Side & Rear
- Garage & Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Lounge to front - 3.99m x 3.35m (13'1" x 11'0")

Dining Room to rear - 3.38m x 2.69m (11'1" x 8'10")

Kitchen to rear - 5.66m max 2.89m min x 3.12m max 1.98m min (18'7" max 9'6" min x 10'3" max 6'6" min)

Utility Room - 2.69m x 1.04m (8'10" x 3'5")

Family Room/Study to side - 4.72m x 2.36m (15'6" x 7'9")

Bedroom One to front - 3.43m x 3.4m (11'3" x 11'2") plus into bay plus fitted wardrobes

Ensuite to front - 3.18m x 1.93m (10'5" x 6'4")

Bedroom Two to rear - 3.23m x 2.51m (10'7" x 8'3") plus fitted wardrobes

Bedroom Three to rear - 2.84m x 2.26m (9'4" x 7'5")

Bathroom to side - 2.41m x 2.11m (7'11" x 6'11")

Garage - 5.56m x 2.49m (18'3" x 8'2")

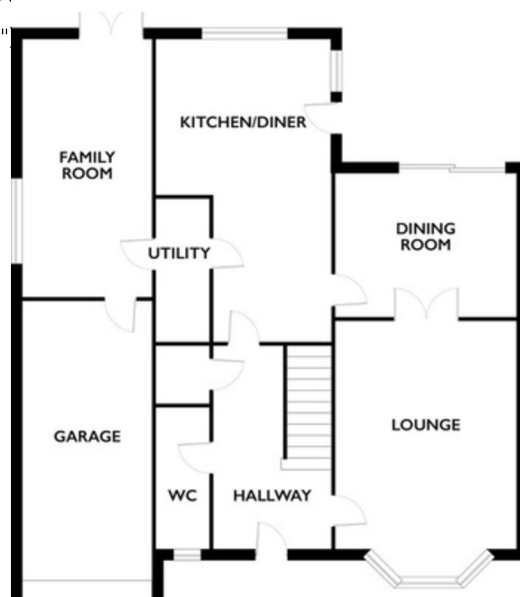
An attractive double-fronted detached bungalow occupying an enviable position. The accommodation now requires some updating and comprises in brief of entrance porch, reception hall, lounge, conservatory, dining kitchen, two bedrooms, bathroom, pleasant south-facing rear garden, garage and a large driveway providing off road parking. The property also benefits from no upward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		82
B (81-91)		
C (69-80)	69	
D (55-68)		
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: E

EPC Rating: C

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.

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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