

DRAKES

ESTATE AGENTS



Allwell Close, Birmingham, B14 5SP

£260,000

- An Extended Semi-Detached
- Three Good-Sized Bedrooms
- Lounge
- Modern Living/Dining Kitchen
- Front & Rear Gardens
- Off Road Parking
- Quiet Cul-de-sac Location



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 5.36m x 3.63m (17'7" x 11'11")

Kitchen to rear - 5.89m x 4.6m (19'4" x 15'1")

Bedroom One to front - 4.24m x 2.46m (13'11" x 8'1")

Bedroom Two to rear - 3.89m x 2.79m (12'9" x 9'2")

Bedroom Three to front - 3.18m x 2.08m (10'5" x 6'10")

Bedroom Three to front - 3.18m x 2.08m (10'5" x 6'10")

Bathroom to rear

An extended semi-detached home in a quiet cul-de-sac with accommodation comprising in brief of entrance porch, reception hall, lounge, modern living/dining kitchen, three good-sized bedrooms, bathroom, front and rear gardens and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

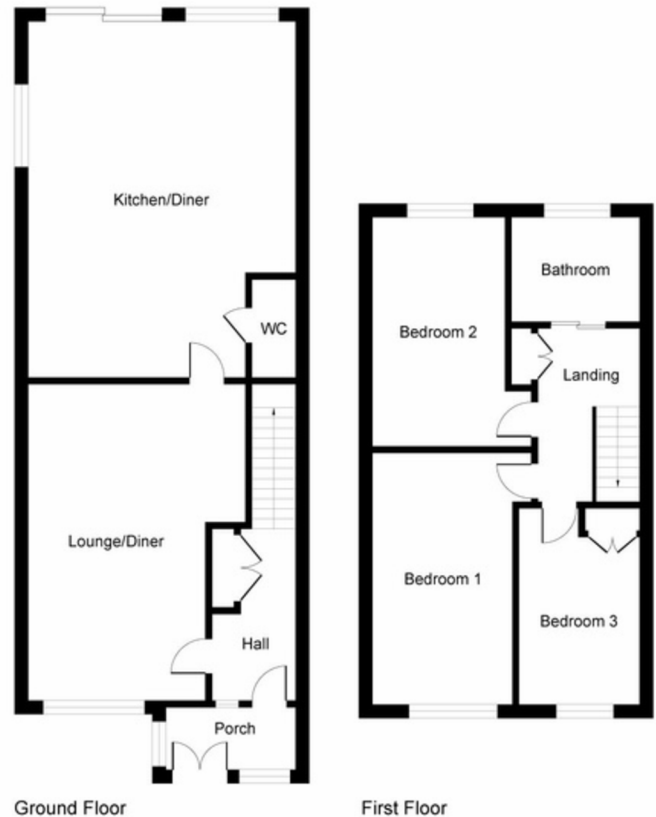
COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold

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. 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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