

DRAKES

ESTATE AGENTS



Dark Lane, Hollywood, B47 5BT

£575,000

- An Impressive Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Kitchen Breakfast Room
- Utility & Guest WC
- Family Bathroom
- Study/Side Entrance
- Three Ensuite Shower Rooms
- Garage & Off Road Parking
- Low Maintenance Garden with Multi-Purpose Outbuilding



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

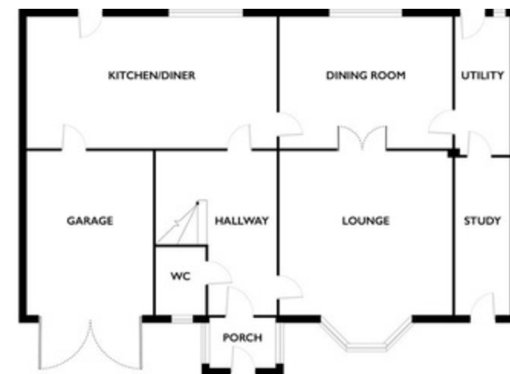
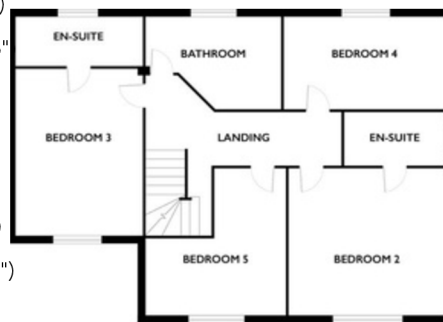
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Lounge to front - 4.7m x 4.01m (15'5" x 13'1")
 Dining Room to rear - 3.86m x 3.25m (12'7" x 10'7")
 Kitchen Breakfast Room to rear - 6.15m x 3.23m (20'2" x 10'7")
 Guest WC to front - 1.8m x 1.12m (5'10" x 3'8")
 Utility Room to rear - 3.35m x 1.32m (10'11" x 4'3")
 Study to front - 4.06m x 1.37m (13'3" x 4'5")
 Master Bedroom to Loft Conversion - 4.52m max 2.97m min x 4.42m (14'9" x 14'6") restricted head height
 En-Suite - 3.48m x 1.68m (11'5" x 5'6")
 Bedroom Two to front - 4.06m x 3.38m (13'3" x 11'1")
 Dressing Room to front - 3.58m x 3.48m (11'8" x 11'5")
 En-Suite to side - 2.26m x 1.3m (7'4" x 4'3")
 Bedroom Three to front - 4m x 2.54m (13'1" x 8'4")
 En-Suite to rear - 2.51m x 1.17m (8'2" x 3'10")
 Bedroom Four to rear - 3.94m x 2.34m (12'11" x 7'8")
 Family Bathroom to rear - 3.25m x 2.3m (10'7" x 7'6")
 Office - 4.52m x 2.41m (14'9" x 7'10")
 Garage - 4.13m x 2.52m (13'6" x 8'3")

An impressive detached home set behind an in-and-out driveway and within close proximity to the local countryside. This spacious home offers versatile accommodation which in brief comprises of reception hall, guest WC, lounge, dining room, breakfast kitchen, utility room, study/side entrance, five bedrooms, three ensuite shower rooms, family bathroom, garage and a low maintenance rear garden with a multi-purpose brick outbuilding.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

COUNCIL TAX BAND: F

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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