

# DRAKES

ESTATE AGENTS



Kenway, Hollywood, B47 5LG

£425,000

- An Impressive Extended Semi-Detached
- Three Good Size Bedrooms
- Lounge
- Spacious Living/Dining Kitchen
- Utility Room
- Guest WC
- Modern Bathroom
- Large Detached Garage
- Landscaped Rear Garden
- 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



# DRAKES

ESTATE AGENTS



Lounge to front - 3.58m x 3.56m (11'9" x 11'8")

Living/Dining Kitchen to rear - 6.12m x 5.31m (20'1" x 17'5")

Utility to rear - 2.21m x 1.83m (7'3" x 6'0")

Bedroom One to front - 4.27m x 2.57m (14'0" x 8'5") into bay plus fitted wardrobes

Bedroom Two to rear - 3.61m x 2.69m (11'10" x 8'10")

Bedroom Three to rear - 2.72m x 2.57m (8'11" x 8'5")

Bathroom to front - 2.36m x 2.24m (7'9" x 7'4")

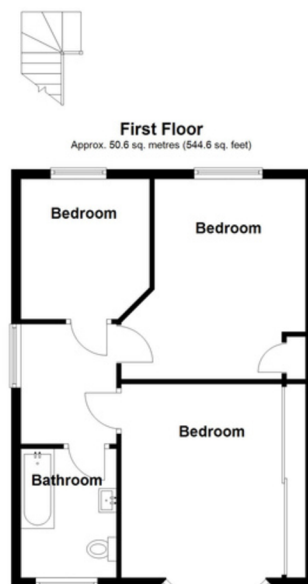
An impressive, extended semi-detached home set in a quiet cul-de-sac location, having undergone extensive refurbishment the accommodation comprises in brief of entrance porch, reception hall, guest WC, lounge, spacious living/dining kitchen, utility room, three good size bedrooms, modern bathroom, large detached garage, landscaped rear garden and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		76
D (55-68)	67	
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: D

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. 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.