

# DRAKES

ESTATE AGENTS



Pakefield Road, Birmingham, B30 3RL

£325,000

- A Well Maintained Semi-Detached
- Three Bedrooms
- Extended Lounge/Dining Room
- Study/Play Room
- Extended Kitchen
- Dining Conservatory
- Modern Bathroom
- Landscaped Rear Garden
- Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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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 Area to front - 6.45m x 3.12m (21'2" x 10'3")

Dining Area to rear - 2.97m x 1.47m (9'9" x 4'10")

Study/Playroom to front - 3.63m x 2.08m (11'11" x 6'10")

Kitchen to rear - 3.51m max 2/05m min x 4.06m max 2.03m min  
(11'6" max 6'9"min x 13'4" max 6'8"min)

Dining Conservatory to rear - 4.01m x 2.16m (13'2" x 7'1")

Bedroom One to rear - 3.15m x 2.67m (10'4" x 8'9")plus wardrobe  
recess

Bedroom Two to front - 4.01m x 3.02m (13'2" x 9'11")into bay

Bedroom Three to front - 1.88m x 2.11m (6'2" x 6'11")

Bathroom to rear - 2.08m x 2.01m (6'10" x 6'7")

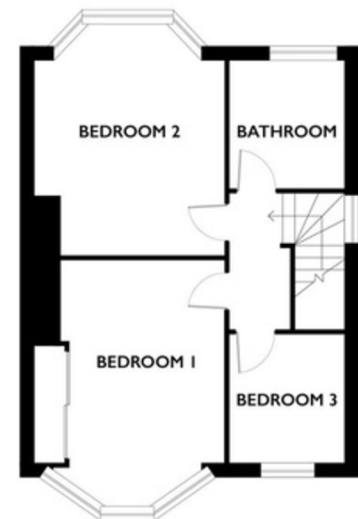
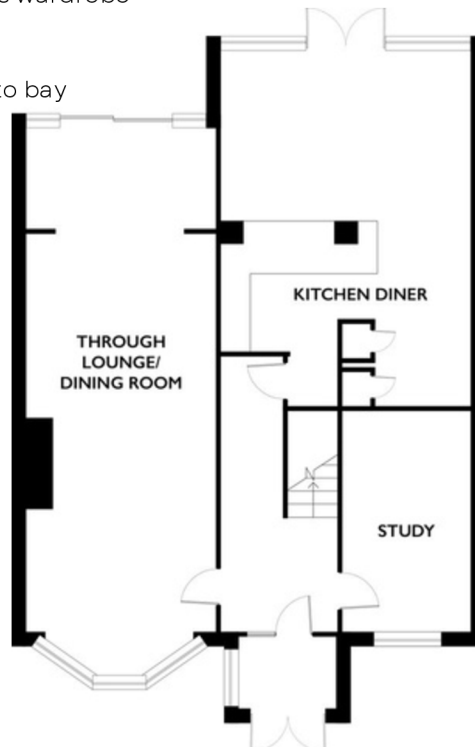
A well-maintained traditional-style semi-detached property with extended accommodation which now in brief comprises of entrance porch, reception hall, extended lounge/dining room, study/play room, extended kitchen, dining conservatory, landscaped rear garden and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92 plus)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		80
<b>D</b> (55-68)	61	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
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.

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