## DRAKES ESTATE AGENTS



Dyas Road, Hollywood, B47 5LL

## £400,000

- An Impressive Detached Bungalow
- Two Bedrooms
- Open Plan Lounge/Sitting & Dining Room
- Modern Shower Room
- Utility

- Guest WC
- Delightful Rear Garden
- Off Road Parking
- No Upward Chain
- Undergone Extensive Refurbishment



SCAN TO VIEW VIRTUAL TOUR

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L-shaped Dining/Sitting Kitchen to rear - 6.53m x 5.82m (21'5" x 19'1") max

Lounge to side - 4.88m x 4.04m (16'0" x 13'3")

Utility Room to rear - 4.32m x 2.18m (14'2" x 7'2")

Bedroom One to front - 3.86m x 3m (12'8" x 9'10")plus bay

inc fitted wardrobes

Bedroom Two to front - 3.02m x 2.41m (9'11" x 7'11")

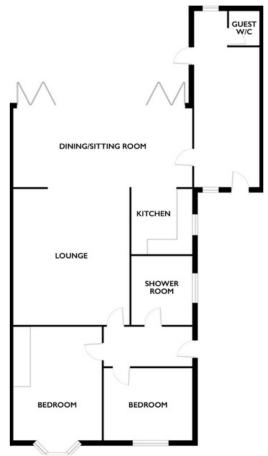
Shower Room to side - 1.91m x 2.36m (6'3" x 7'9") max

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.

An impressive detached bungalow that has undergone extensive refurbishment with extended accommodation comprising reception hall, opening plan lounge/sitting and dining kitchen, two bedrooms, modern shower room, utility, guest WC, delightful rear garden and driveway providing off-road parking.



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 Al (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.