

# DRAKES

ESTATE AGENTS



Brentwood Close, Solihull, B91 1UL

£585,000

- An Immaculate Extended Semi-Detached
- Currently within Tudor Grange Academy Catchment Area
- Five Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen
- Utility Room & Guest WC
- Modern Family Bathroom with Underfloor Heating
- Re-fitted Shower Room
- Garage & Off Road Parking
- Beautiful Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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Extended Reception Room One to rear - 5.54m x 3.56m (18'2" x 11'8")

Reception Room two to front - 3.94m x 3.56m (12'11" x 11'8") plus bay

Extended Kitchen to rear - 4.5m max x 5.08m max 3.31m min (14'9" max x 16'8" max 10'11" min)

Utility Room - 2.44m x 1.68m (8'0" x 5'6") max

Bedroom One to front - 4.11m x 2.9m (13'6" x 9'6") plus fitted wardrobes

Bedroom Two to rear - 3.63m x 3.23m (11'11" x 10'7") inc fitted wardrobes

Bedroom Three to rear - 4.06m x 2.44m (13'4" x 8'0")

Bedroom Four to front - 3.07m x 2.21m (10'1" x 7'3")

Bedroom Five to front - 2.67m x 2.03m (8'9" x 6'8")

Family Bathroom to rear - 2.41m x 2.31m (7'11" x 7'7")

Shower Room to side - 2.11m x 1.32m (6'11" x 4'4")

An immaculate, extended semi-detached property currently located within TUDOR GRANGE ACADEMY CATCHMENT AREA with accommodation comprising in brief of entrance porch, reception hall, dining room, extended lounge, extended breakfast kitchen, utility room, guest WC, FIVE bedrooms, modern family bathroom, re-fitted shower room, garage, driveway providing off road parking and a beautiful rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	70	77
EU Directive 2002/91/EC		

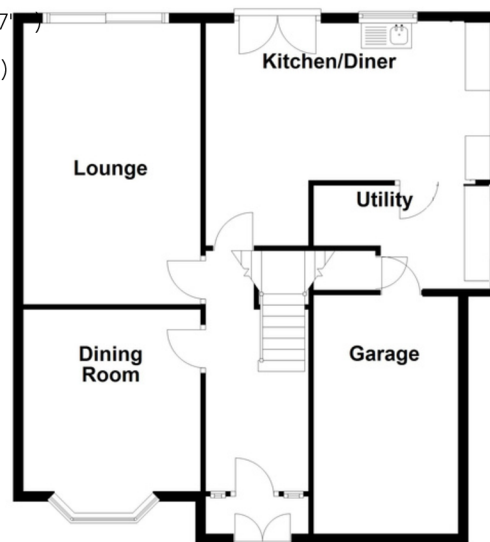
COUNCIL TAX BAND: E

EPC Rating: C

Tenure: Freehold

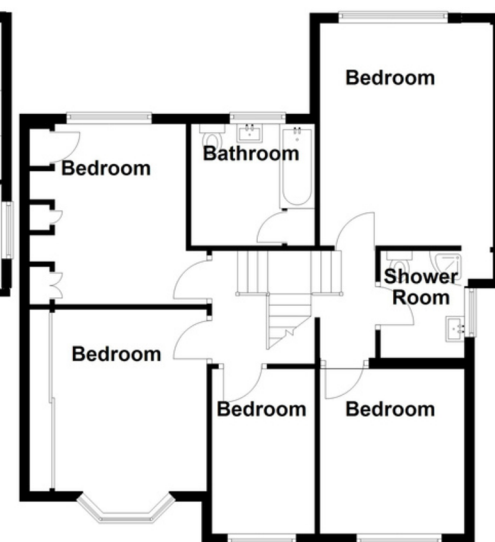
## Ground Floor

Approx. 85.0 sq. metres (914.5 sq. feet)



## First Floor

Approx. 72.7 sq. metres (782.5 sq. feet)



Total area: approx. 157.7 sq. metres (1697.0 sq. feet)

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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