

# DRAKES

ESTATE AGENTS



Newborough Road, Shirley, B90 2HE

Offers Over £335,000

- An Immaculate Extended Semi-Detached
- Three Bedrooms
- Lounge Dining Room
- Extended & Re-fitted Kitchen
- Downstairs Shower Room/Utility Room
- Re-fitted Bathroom
- Enlarged 3rd Bedroom
- Delightful South-West Facing Garden
- Off Road Parking
- Garage to Rear



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/Dining Room - 6.2m x 3m (20'4" x 9'10")

Extended Kitchen to rear - 4.52m x 3.68m (14'10" x 12'1")

Shower Room/Utility to side - 2.18m x 1.63m (7'2" x 5'4")

Bedroom One to rear - 3.02m x 2.9m (9'11" x 9'6") plus bay

Bedroom Two to front - 3.78m x 2.46m (12'5" x 8'1") into bay

Bedroom Three to front - 2.24m x 2.13m (7'4" x 7'0")

Bathroom to rear - 2.01m x 1.78m (6'7" x 5'10")

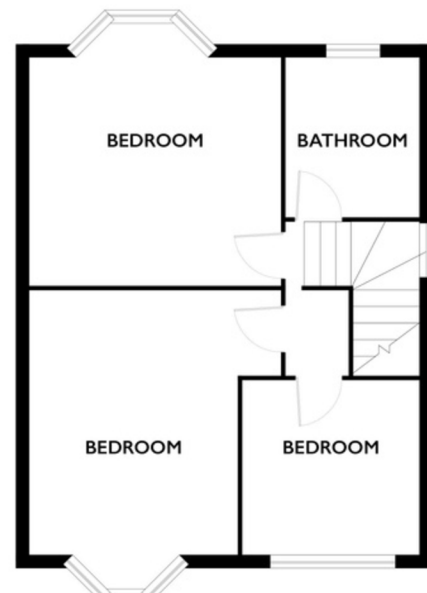
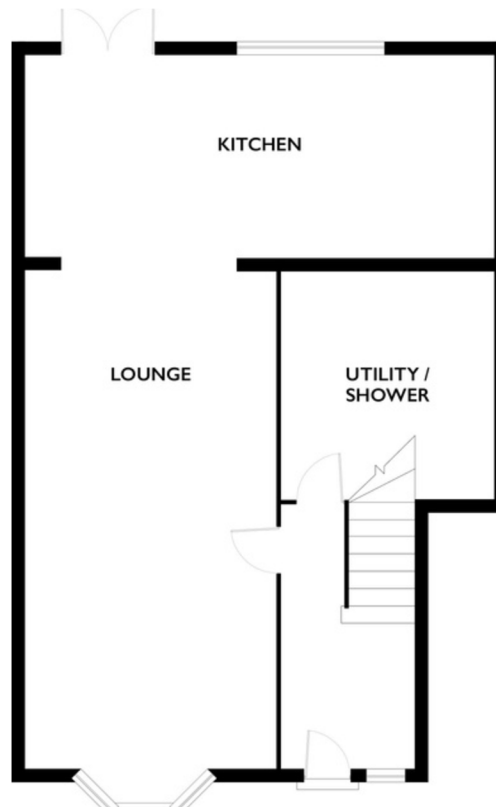
An immaculate semi-detached in a popular and convenient location. Having been imaginatively extended, the beautifully appointed accommodation comprises in brief of reception hall, a downstairs shower room/utility room, lounge/dining room opening into an extended and re-fitted kitchen, three good-sized bedrooms, re-fitted bathroom, delightful south-west facing rear, driveway and a rear garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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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