

DRAKES

ESTATE AGENTS



Trundalls Lane, Dickens Heath, B90 1SS

£515,000

- A Wonderfully Presented Double Fronted Detached
- Four Double Bedrooms
- Lounge
- Breakfast Kitchen
- Family Room
- Utility Room & Guest WC
- Two Ensuite Shower Rooms
- Family Bathroom
- Beautiful Low Maintenance Garden
- Off Road Parking & Garage used as Hobby Area & Store Area



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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Dual Aspect Breakfast Kitchen - 4.88m x 3.02m (16'0" x 9'11")

Utility Room to rear - 1.91m x 1.17m (6'3" x 3'10")

Family Room to rear - 5.08m x 2.77m (16'8" x 9'1")

Dual Aspect Lounge - 4.9m x 3m (16'1" x 9'10")

Dual Aspect Bedroom One - 3.05m x 4.93m (10'0" x 16'2")

Ensuite to rear - 1.55m x 1.19m (5'1" x 3'11")

Bedroom Two to rear - 3.15m x 3m (10'4" x 9'10")

Bathroom to front - 2.03m x 1.65m (6'8" x 5'5")

Bedroom Three to rear - 3.1m x 3.05m (10'2" x 10'0")

Ensuite to front - 1.8m x 1.55m (5'11" x 5'1")

Dual Aspect Bedroom Four - 4.93m x 3.07m (16'2" x 10'1")

Original Garage is now Store area - 2.72m x 2.59m (8'11" x 8'6") &

Hobbies area - 2.44m x 2.29m (8'0" x 7'6")

A beautifully presented double-fronted detached home in the popular village of Dickens Heath with well-maintained accommodation comprising in brief of reception hall, guest WC, breakfast kitchen, utility room, family room, lounge, four double bedrooms, two ensuite shower rooms, family bathroom, beautiful, low-maintenance rear garden, rear garage and driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	73	83
EU Directive 2002/91/EC		

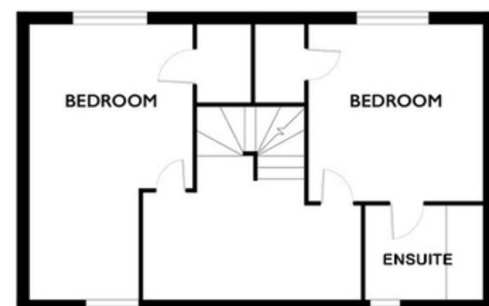
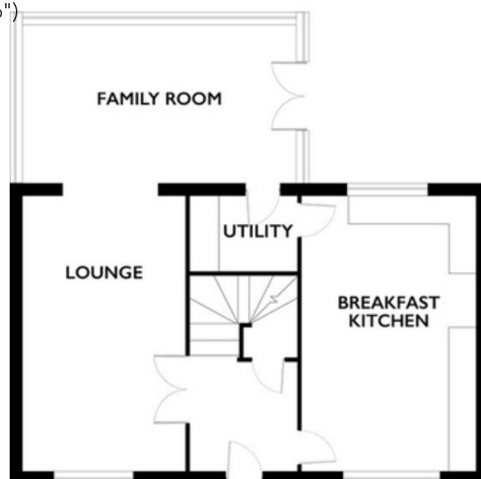
COUNCIL TAX BAND: F

EPC Rating: C

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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