

DRAKES

ESTATE AGENTS



Shakespeare Drive, Shirley, B90 2AN

£600,000

- A Fabulous Double Fronted Detached Home
- Four Bedrooms
- Lounge
- Breakfast Kitchen
- Dining Room
- Guest WC
- Modern Family Bathroom
- Rear & Side Gardens
- In-and-out Driveway & Garage
- Impressive Plot with Scope for Further Extension Subject to Relevant Permission



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 to front - 5.41m x 3.63m (17'9" x 11'11")
 Dining Room to front - 3.48m x 3.43m (11'5" x 11'3")
 Breakfast Kitchen to rear - 3.48m x 3.43m (11'5" x 11'3")
 Bedroom One to front - 4.78m x 3.61m (15'8" x 11'10") inc fitted wardrobes
 Bedroom Two to front - 3.48m x 3.18m (11'5" x 10'5") inc fitted wardrobes
 Bedroom Three to rear - 3.63m x 0.08m (11'11" x 0'3")
 Bedroom Four to rear - 3.48m x 2.54m (11'5" x 8'4")
 Bathroom to rear - 2.54m x 1.88m (8'4" x 6'2")
 Garage - 5.03m x 2.54m (16'6" x 8'4")

A fabulous detached double-fronted residence occupying an impressive plot with an in-and-out driveway and offering great scope for further extension subject to relevant permission with accommodation comprising in brief of reception hall, lounge, dining room, guest WC, breakfast kitchen, four bedrooms, modern family bathroom, separate WC, rear and side gardens and a garage.

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. 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

COUNCIL TAX BAND: €

EPC Rating: D

Tenure: Freehold

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	55	72
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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