

DRAKES

ESTATE AGENTS



Simon Road, Hollywood, B47 5LH

£395,000

- An Extended Semi-Detached
- Three Bedrooms
- Lounge
- Extended Kitchen
- Dining Room
- Snug
- Modern Bathroom
- Garage
- Off Road Parking
- West-Facing Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 3.56m x 3.48m (11'8" x 11'5")

Dining Room - 3.51m x 3.12m (11'6" x 10'3")

Snug to rear - 3.05m x 2.13m (10'0" x 7'0")

Extended Kitchen to rear - 4.6m x 2.57m (15'1" x 8'5")

Bedroom One to front - 4.27m x 3.18m (14'0" x 10'5") max

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

Bedroom Three to front - 2.31m x 2.29m (7'7" x 7'6")

Bathroom to rear - 2.31m x 2.16m (7'7" x 7'1")

Garage - 4.47m x 2.26m (14'8" x 7'5")

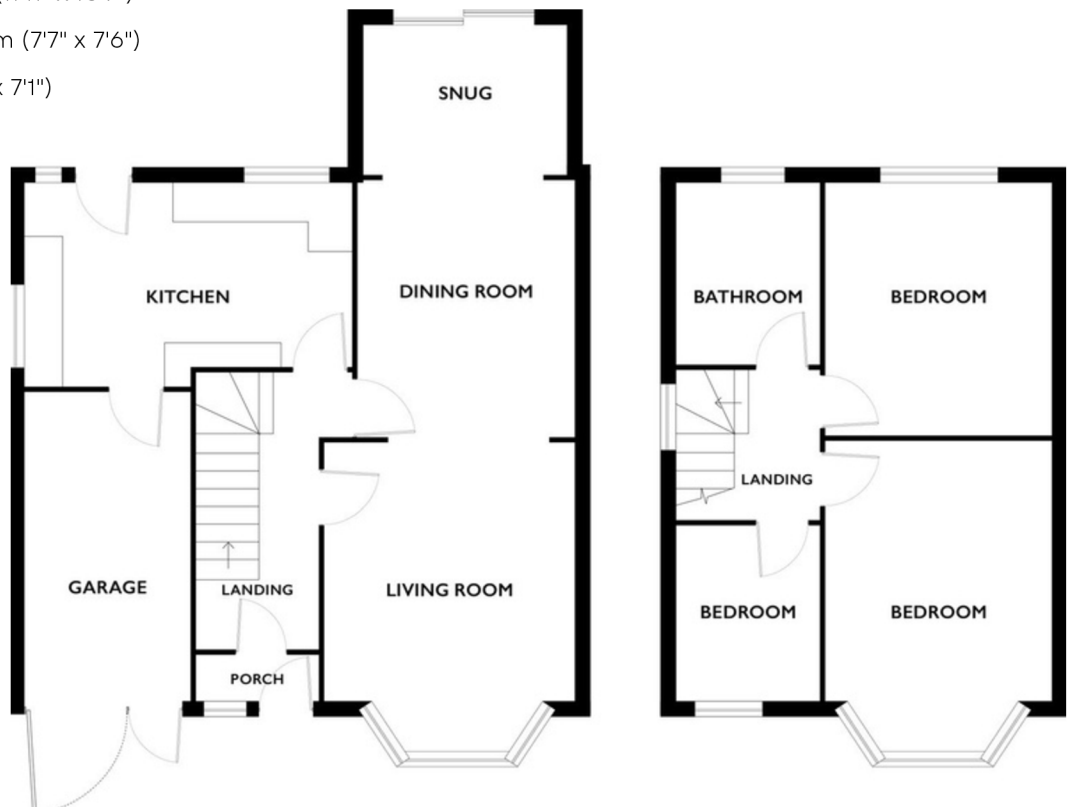
An extended semi-detached property in a sought-after location with well maintained accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, snug, extended kitchen, three bedrooms, modern bathroom, west-facing garden, garage and driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
		78
	62	

COUNCIL TAX BAND: D

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.

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