

DRAKES

ESTATE AGENTS



Alcester Road, Hollywood, B47 5NR

£550,000

- A Spacious Extended Detached Home
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Utility
- Bathroom/Guest WC
- Conservatory
- Ensuite Shower Room & Separate Family Shower Room
- Double Garage
- Large Mature Gardens



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 Lounge - 7.37m x 3.3m (24'2" x 10'10")
 Dining Room to front - 3.96m x 3.33m (13'0" x 10'11")
 Dual Aspect Study/Family Room - 5.92m x 2.54m (19'5" x 8'4")
 Kitchen to rear - 3.99m x 3.3m (13'1" x 10'10")
 Utility Room to rear - 2.24m x 2.13m (7'4" x 7'0")
 Bathroom/Guest WC to front - 3.33m x 3.51m (10'11" x 11'6")
 Conservatory to rear - 4.04m x 2.77m (13'3" x 9'1")
 Bedroom One to front - 3.33m x 3.51m (10'11" x 11'6")
 Ensuite - 2.21m x 1.83m (7'3" x 6'0")
 Bedroom Two to front - 3.51m x 3.35m (11'6" x 11'0")
 Bedroom Three to rear - 2.39m x 2.21m (7'10" x 7'3")
 Bedroom Four to rear - 2.29m x 2.16m (7'6" x 7'1")
 Family Shower Room - 1.27m x 1.09m (4'2" x 3'7") plus shower cubicle
 Double Garage - 6.32m x 5.08m (20'9" x 16'8")

A spacious, extended detached home occupying an impressive plot with further scope for extension, subject to the relevant planning consent. The well-maintained accommodation comprises in brief of entrance porch, reception hall, lounge, dining room, study/family room, modern kitchen, utility, bathroom/guest WC, conservatory, four bedrooms, ensuite shower room, family shower room, extensive driveway, double garage and large mature gardens.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

COUNCIL TAX BAND: E

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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