

DRAKES

ESTATE AGENTS



Woodrush Drive, Hollywood, B47 5HZ

£280,000

- A Beautifully Presented Terrace Property
- Three Bedrooms
- Lounge
- Modern Dining Kitchen
- Lean-to/Playroom
- Refitted Bathroom
- Allocated Parking
- Low Maintenance Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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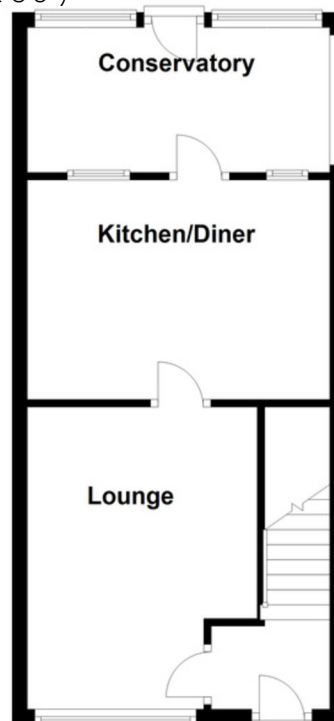
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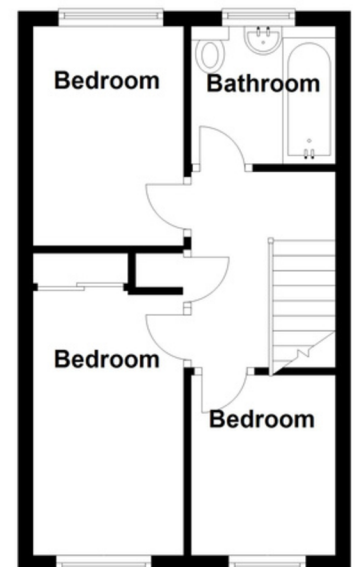
- Lounge to front - 3.76m x 4.17m (12'4" x 13'8")
- Kitchen to rear - 4.17m x 3.23m (13'8" x 10'7")
- Lean-to/Playroom to rear - 4.39m x 1.73m (14'5" x 5'8")
- Bedroom One to front - 3.61m x 2.67m (11'10" x 8'9") + fitted wardrobes
- Bedroom Two to rear - 3.07m x 2.67m (10'1" x 8'9")
- Bedroom Three to front - 2.82m x 1.96m (9'3" x 6'5")
- Bathroom to rear - 1.96m x 1.88m (6'5" x 6'2")

A beautifully presented terrace property with well-appointed accommodation comprising in brief of entrance hall, lounge, modern dining kitchen, lean-to/playroom, three bedrooms, refitted bathroom, rear garden and allocated parking.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(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	

COUNCIL TAX BAND: C

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. 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

Total area: approx. 64.7 sq. metres (696.7 sq. feet)