

# DRAKES

ESTATE AGENTS



Windrush Road, Hollywood, B47 5QA

£325,000

- A Well-Presented Modern End-of-Terrace
- Three Bedrooms
- Open Plan Living/Dining Kitchen
- Guest WC
- Modern Bathroom
- South-Facing Rear Garden
- Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge/Dining Area - 3.99m x 4.04m (13'1" x 13'3")

Kitchen area - 3.33m x 2.69m (10'11" x 8'10")

Bedroom One to rear - 3.45m x 2.9m (11'4" x 9'6")

Bedroom Two to front - 3.2m x 2.92m (10'6" x 9'7")

Bedroom Three to rear - 2.67m x 1.98m (8'9" x 6'6")

Bathroom to front - 2.36m x 1.65m (7'9" x 5'5")

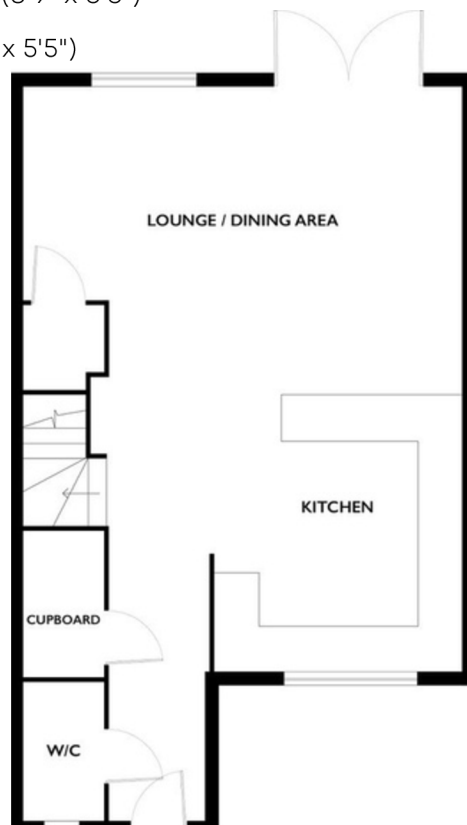
A well-presented, modern end-of-terrace property with accommodation comprising in brief of guest WC, open plan living/dining kitchen, three bedrooms, modern bathroom, south-facing rear garden and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 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.