

DRAKES

ESTATE AGENTS



Haslucks Green Road, Majors Green, Shirley, B90 1DE

£615,000

- A Spacious Character Detached
- Four Double Bedrooms
- Fabulous Lounge/Dining Room
- Dining Kitchen
- Generous Conservatory
- Sitting Room
- Guest WC
- Large Family Bathroom & Ensuite Shower Room
- Exceptional Driveway & Triple Garage
- Gardens to Front, Side & Rear with access to the Canal



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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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 - 8.31m max 4.47m min x 5.41m max 4.06m min (27'3"

14'8"min x 17'9" max 13'4"min)

Kitchen to rear - 7.87m x 3.91m max 2.16m min (25'10" x 12'10" max 7'2"min)

Sitting Room - 3.76m x 3.68m (12'4" x 12'1")

Conservatory - 2.9m x 8.61m (9'6" x 28'3")

Bedroom One to front - 4.06m x 3.68m (13'4" x 12'1")

Bedroom Two to front - 3.71m x 2.92m (12'2" x 9'7")

Bedroom Three to side - 3.56m x 3.53m (11'8" x 11'7")

Bedroom Four to side - 4.44m x 2.18m (14'7" x 7'2")

Ensuite to rear - 2.26m x 2.18m (7'5" x 7'2")

Bathroom - 5.36m x 2.24m (17'7" x 7'4")

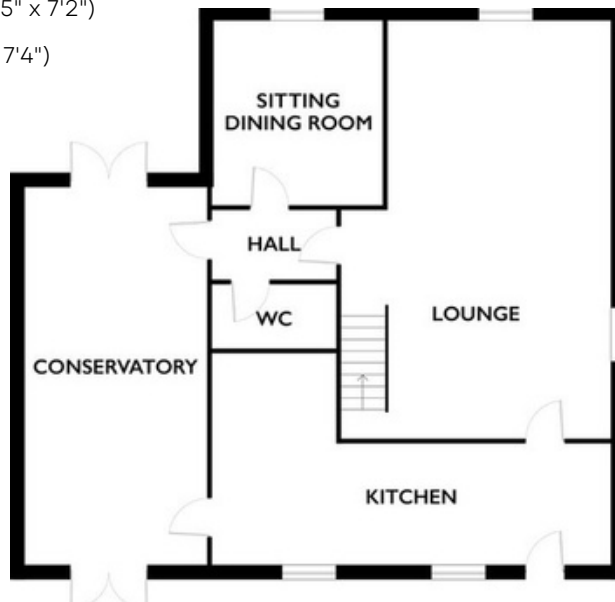
A characterful and spacious detached home occupying a generous plot backing onto the canal with well-appointed accommodation comprising in brief of dining kitchen, fabulous lounge/dining room, sitting room, guest WC, generous conservatory, four double bedrooms, ensuite shower room, large family bathroom, exceptional driveway, triple garage and gardens to the front side and rear with direct access to the canal.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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: F

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.

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.

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