



Laburnum Close, Hollywood, B47 5QW

Offers in the Region of £250,000

- A Modern Extended End of Terrace
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Bathroom
- South Facing Rear Garden
- Off Road Parking
- Leasehold with 64 Years Remaining so CASH BUYERS ONLY



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

ESTATE AGENTS



Lounge to front - 4.44m x 3.84m (14'7" x 12'7")

Kitchen - 3.84m x 2.54m (12'7" x 8'4")

Rear Reception Room - 3.63m x 2.84m (11'11" x 9'4")

Bedroom One to rear - 3.84m x 2.57m (12'7" x 8'5")

Bedroom Two to front - 3.84m x 2.11m (12'7" x 6'11")

Bathroom - 2.24m x 1.85m (7'4" x 6'1")

A modern, extended end-of-terrace property on the popular Hollywood Grange Development, currently available to CASH BUYERS ONLY due to the length of remaining Lease with accommodation comprising in brief of entrance porch, lounge, modern kitchen, further rear reception room, two bedrooms and a bathroom, south-facing rear garden and driveway providing off road parking.

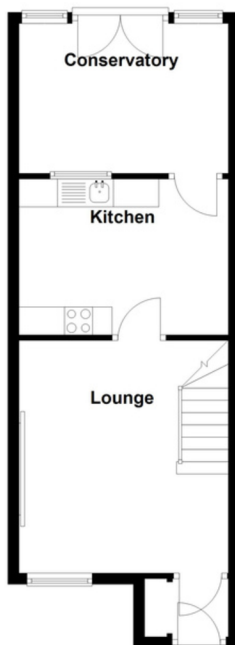
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

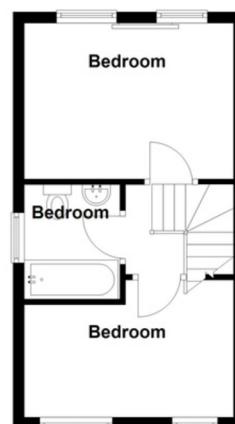
EPC Rating: C

Tenure: Leasehold

Ground Floor
Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor
Approx. 26.5 sq. metres (284.7 sq. feet)



Total area: approx. 65.1 sq. metres (700.2 sq. feet)

The vendor advises that the property is Leasehold with approximately 64 years remaining on the lease and a ground rent payable of £100 per annum. 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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