

DRAKES

ESTATE AGENTS



Sarehole Road, Hall Green, B28 8DS

£225,000

- An Extended End-of-Terrace
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Bathroom
- Off Road Parking
- Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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Reception Room One to front - 4.47m x 2.87m (14'8" x 9'5") into bay

Reception Room Two to rear - 4.01m x 3.05m (13'2" x 10'0")

Extended Kitchen to rear - 4.98m max 1.85m min x 5.56m max 2.15m min (16'4" max 6'1" min x 18'3" max 7'1" min)

Bedroom One to rear - 4.04m x 3.07m (13'3" x 10'1")

Bedroom Two to front - 3.71m x 2.87m (12'2" x 9'5")

Bedroom Three to front - 2.79m x 2.03m (9'2" x 6'8")

Bathroom - 2.03m x 3.02m (6'8" x 9'11")

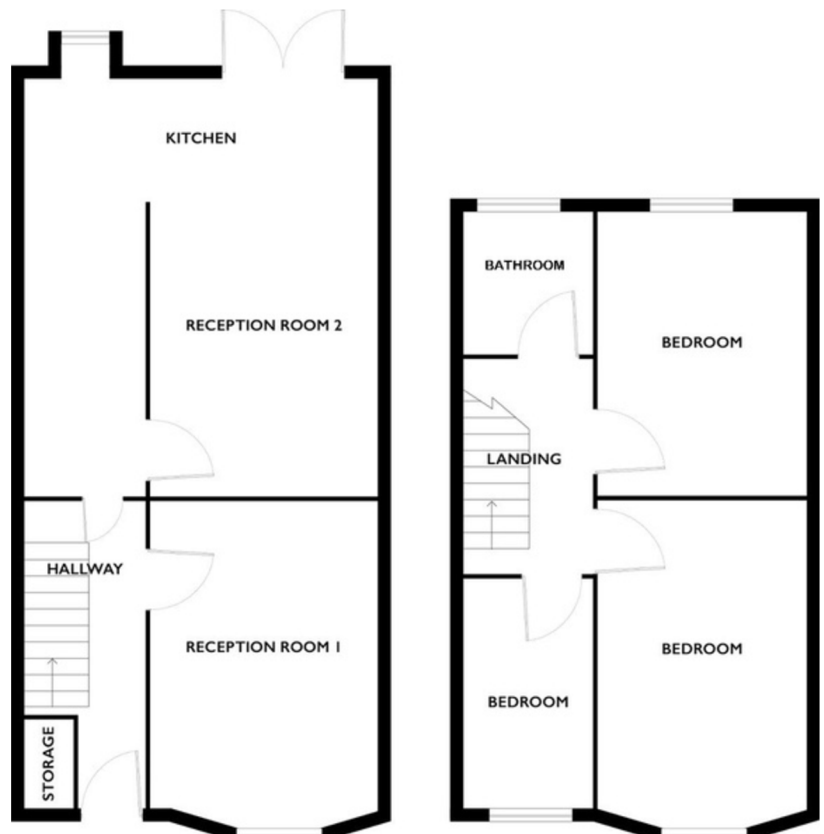
An extended end-of-terrace property requiring modernisation with accommodation comprising in brief of reception hall, two reception rooms, extended kitchen, three bedrooms, bathroom, rear garden, driveway providing off-road parking and the added benefit of no upward chain. .

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		80
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

COUNCIL TAX BAND: B

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.