

# DRAKES

ESTATE AGENTS



Hazel Drive, Hollywood, B47 5RJ

£675,000

- A Substantial Detached Property
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Conservatory
- Utility Room & Guest WC
- Two Ensuite Shower/Bathrooms
- Family Shower Room
- Detached Double Garage & Generous Gardens
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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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 - 5.46m x 4.29m (17'11" x 14'1")  
 Dining Room to front - 3.45m x 3.1m (11'4" x 10'2")  
 Dining Kitchen to front - 7.34m x 4.17m (24'1" x 13'8") max  
 Utility to rear - 3.2m x 2.62m (10'6" x 8'7")  
 Conservatory - 3.33m x 3.3m (10'11" x 10'10")  
 Bedroom One to front - 6.27m x 3.61m (20'7" x 11'10")  
 Ensuite to rear - 3.56m x 1.83m (11'8" x 6'0")  
 Bedroom Two to front - 3.2m x 3m (10'6" x 9'10")  
 Ensuite to side - 1.42m x 1.45m (4'8" x 4'9")  
 Bedroom Three to rear - 3.12m x 2.79m (10'3" x 9'2")  
 Bedroom Four to front - 2.34m x 2.21m (7'8" x 7'3")  
 Shower Room to rear - 2.21m x 1.85m (7'3" x 6'1")  
 Detached Double Garage - 5.05m x 4.9m (16'7" x 16'1")

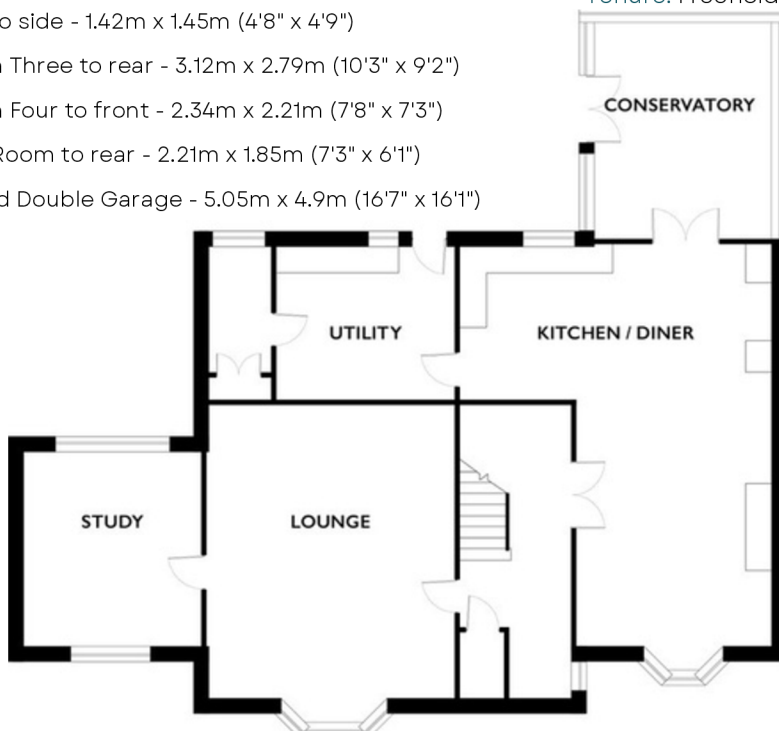
A substantial detached property on the popular Hollywood Grange development with spacious accommodation being offered with no upward chain and comprising in brief of reception hall, lounge, dining room, breakfast kitchen, conservatory, utility room, guest WC, four bedrooms, two ensuites, family shower room, detached double garage and generous gardens to the front, side and rear.

COUNCIL TAX BAND: G

EPC Rating: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(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		



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.

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