

# DRAKES

ESTATE AGENTS



Chilcote Close, Hall Green, B28 0PB

£250,000

- An End of Terrace Occupying a Generous Plot
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Utility
- Modern Shower Room
- Separate WC
- Large Front & Rear Gardens
- Potential to Extend Subject to Planning Consent
- 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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Dual Aspect Lounge/Dining Room - 6.45m x 3.51m max

2.69m min (21'2" x 11'6" max 8'10"min)

Kitchen to rear - 2.54m x 2.16m (8'4" x 7'1")

Utility to side - 3.4m x 1.42m (11'2" x 4'8")

Bedroom One to front - 4.5m x 3m (14'9" x 9'10")

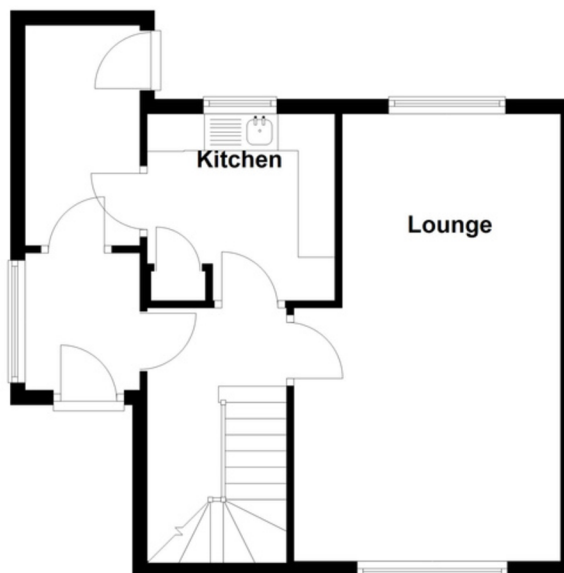
Bedroom Two to rear - 3.45m x 2.87m (11'4" x 9'5")

Shower room to rear - 1.52m x 1.65m (5'0" x 5'5")

An end of terrace property occupying a generous plot and being offered with no upward chain with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, kitchen, utility, two double bedrooms, modern shower room, separate WC and large front and rear gardens.

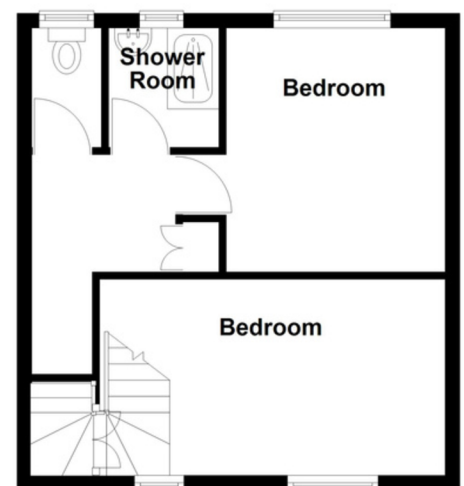
## Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



## First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



| 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>                            |         | 80        |
| (55-68) <b>D</b>                            | 60      |           |
| (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: B

EPC Rating: D

Tenure: Freehold

Total area: approx. 76.5 sq. metres (823.2 sq. feet)

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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