



Silver Birch Drive, Hollywood, B47 5RB

£395,000

- An Immaculate Cottage-Style Property
- Three Bedrooms
- L-Shaped Lounge/Dining Room
- Breakfast Kitchen
- Guest WC
- Ensuite Shower Room
- Luxury Bathroom
- Generous Gardens to Side & Rear
- Garage & Off Road Parking
- Scope to Extend Subject to Planning Permission



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

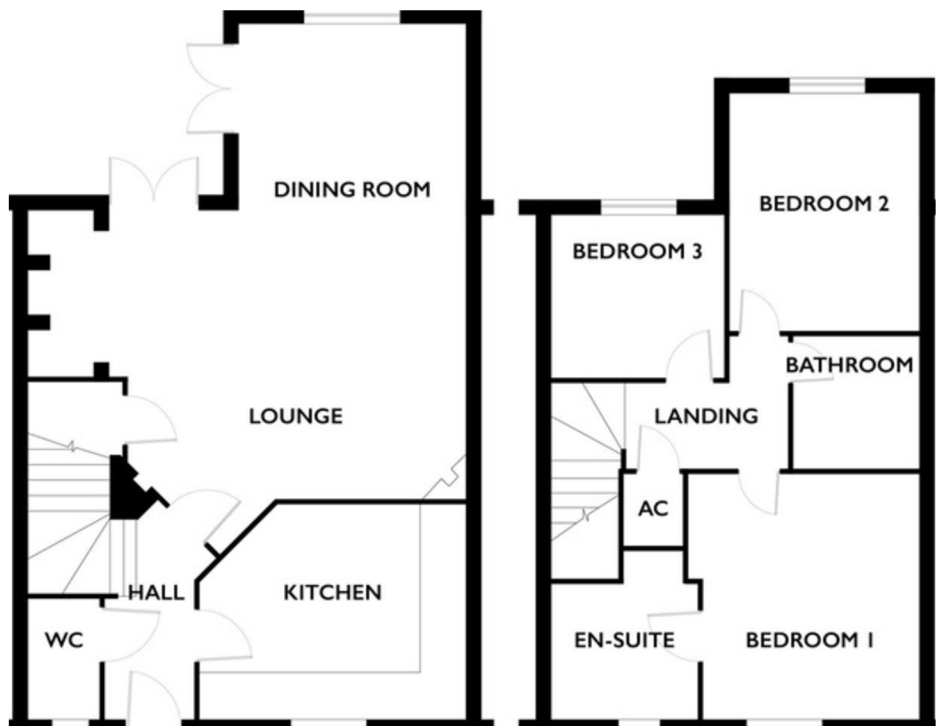
ESTATE AGENTS



Breakfast Kitchen to the front - 3.58m x 2.95m (11'9" x 9'8")
 Lounge/Dining Room to rear - 6.73m x 4.8m (22'1" x 15'9" max)
 Bedroom One to front - 3.05m x 3.2m (10'0" x 10'6") plus fitted wardrobes
 Ensuite to front - 2.13m x 2.18m (7'0" x 7'2")
 Bedroom Two to rear - 3.43m x 3.23m (11'3" x 10'7")
 Bedroom Three to rear - 2.62m x 2.31m (8'7" x 7'7")

An immaculate cottage-style property in a desirable location on the edge of the countryside with surprisingly spacious accommodation, having an abundance of character features and accommodation comprising in brief of reception hall, guest WC, breakfast kitchen, L-Shaped lounge/dining room, three bedrooms, ensuite shower room, luxury family bathroom, generous gardens to the side and rear of the property with immense scope for further extension subject to relevant planning, ample parking and a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(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: E
 EPC Rating: C
 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.

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