

DRAKES

ESTATE AGENTS



Rowan Close, Hollywood, B47 5RW

£280,000

- A Well Presented Mid Terrace
- Two Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- Bathroom
- South-Facing Rear Garden
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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Kitchen to front - 3.15m x 2.79m (10'4" x 9'2")

Lounge/Dining Room to rear - 4.27m x 4.17m max
3.12m min (14'0" x 13'8" max 10'3"min)

Conservatory to rear - 3.68m x 2.72m (12'1" x 8'11")

Bedroom One to front - 4.27m x 2.95m (14'0" x 9'8")

Bedroom Two to rear - 3.2m x 2.21m (10'6" x 7'3")

Bathroom to rear - 2.26m x 1.93m (7'5" x 6'4")

A well-presented mid-terrace on the sought-after 'Hollywood Grange' development with accommodation comprising in brief of entrance porch, reception hall, kitchen, lounge/dining room, conservatory, two bedrooms, bathroom, south-facing rear garden and a driveway off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		87
B (81-91)		
C (69-80)	70	
D (55-68)		
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: C

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.

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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