

DRAKES

ESTATE AGENTS



Birchy Close, Dickens Heath, B90 1QL

£725,000

- An Exceptionally Spacious Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Large Conservatory
- Breakfast Kitchen & Utility Room
- Dressing Room & Two Ensuite Shower Rooms
- Family Bathroom
- Double Garage & Off Road Parking
- Pleasant Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to rear - 6.73m x 4.5m (22'1" x 14'9")
 Conservatory to rear - 4.62m x 4.7m (15'2" x 15'5")
 Dining Room to rear - 3.48m x 3.23m (11'5" x 10'7")
 Kitchen to side - 4.5m x 3.73m (14'9" x 12'3")
 Utility Room to side - 3.51m x 2.21m (11'6" x 7'3")
 Bedroom One to rear - 5.18m x 3.38m (17'0" x 11'1") + fitted wardrobes
 Dressing Room - 3.45m x 1.93m (11'4" x 6'4")
 Ensuite - 2.31m x 1.5m (7'7" x 4'11")
 Bedroom Two to front - 3.43m x 3.15m (11'3" x 10'4")
 Ensuite - 1.68m x 1.6m (5'6" x 5'3")
 Bedroom Three to front - 3.45m x 2.82m (11'4" x 9'3")
 Bedroom Four to rear - 3.23m x 2.29m (10'7" x 7'6")
 Garage - 5.97m x 5.16m (19'7" x 16'11")

An exceptionally spacious detached bungalow located on a desirable private road. Offered with no upward chain, the accommodation comprises in brief of entrance porch, reception hall, lounge, dining room, large conservatory, breakfast kitchen, utility room, four bedrooms, dressing room, two ensuite shower rooms, family bathroom, pleasant rear garden, double garage, and a driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(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: F
 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.



Total area: approx. 225.9 sq. metres (2431.4 sq. feet)

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