

DRAKES

ESTATE AGENTS



Langcomb Road, Shirley, B90 2PR

£650,000

- An Imaginatively Extended Semi-Detached Home
- Four Double Bedrooms
- Stunning Living/Dining Kitchen (over 44ft)
- Lounge
- Snug/Dining Room
- Utility Room & Guest WC
- Home Gym, Jacuzzi & Shower Room
- Two Ensuite Shower Rooms
- Family Bathroom
- Garage & Off Road Parking



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 - 3.61m x 5.72m (11'10" x 18'9")

Dual Aspect Living/Dining Kitchen to rear - 12.7m x 3.94m (41'8" x 12'11") max

Utility Room - 1.68m x 1.22m (5'6" x 4'0")

Snug/dining room to rear - 4.42m x 5.94m max 3.45m min(14'6" x 19'6" max 11'4"min)

Home Gym to side - 3.91m x 2.95m (12'10" x 9'8")

Jacuzzi Room - 4.29m x 2.97m (14'1" x 9'9")

Shower Room - 2.16m x 0.79m (7'1" x 2'7")

Bedroom One to front - 4.39m max 3.1m min x 3.96m (14'5" max 10'2"min x 13'0")

Ensuite to side - 1.47m x 1.17m (4'10" x 3'10")plus shower cubicle

Bedroom Two to front - 3.58m x 3.58m (11'9" x 11'9")plus walk-in wardrobe

Bedroom Three to rear - 4.19m x 2.82m (13'9" x 9'3")

Ensuite to side - 1.14m x 1.17m (3'9" x 3'10")

Bedroom Four to rear - 4.32m x 2.62m (14'2" x 8'7")

Family Bathroom to rear - 2.34m x 2.24m (7'8" x 7'4")

Garage - 2.87m x 5.49m (9'5" x 18'0")

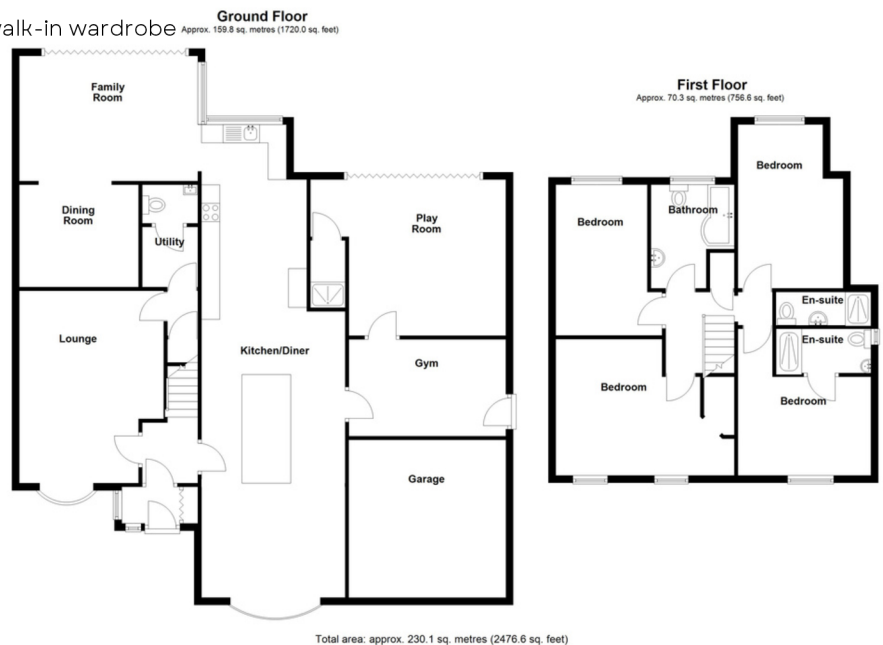
A fabulous, imaginatively extended home, occupying an impressive plot in a quiet cul-de-sac location with beautifully appointed accommodation comprising in brief entrance porch, reception hall, lounge, stunning living/dining kitchen measuring over 41ft, snug/dining room, utility room, guest WC, home gym, jacuzzi room with an adjoining shower room, four double bedrooms, two ensuite shower rooms, family bathroom, generous front garden, extensive driveway, pleasant rear garden and a garage.

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

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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