

DRAKES

ESTATE AGENTS



Kingfield Road, Shirley, B90 1LX

£375,000

- A Well-Presented Extended Semi-Detached
- Four Bedrooms
- Two Reception Rooms
- Extended Modern Kitchen
- Guest WC
- Luxury Family Bathroom
- Ensuite Shower Room
- Southerly Aspect Rear Garden
- 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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Study/Play Room to front - 3.25m x 2.16m (10'8" x 7'1")

Dual Aspect Lounge/Dining Room - 6.98m x 4.37m (22'11" x 14'4") max

Extended L-Shaped Kitchen to rear - 5m max 2.13 min x 5.44m max 2.33m min (16'5" max 7'0" min x 17'10" max 7'8" min)

Bedroom One to front - 4.55m x 2.16m (14'11" x 7'1")

Ensuite to rear - 2.13m x 1.57m (7'0" x 5'2")

Bedroom Two to front - 3.53m x 2.79m (11'7" x 9'2")

Bedroom Three to rear - 3.3m x 2.79m (10'10" x 9'2")

Bedroom Four to rear - 2.57m x 2.49m (8'5" x 8'2")

Bathroom to rear - 2.46m x 2.49m (8'1" x 8'2")

A well-presented and extended semi-detached home with accommodation comprising in brief of entrance hall, lounge/dining room, extended modern kitchen, playroom/study, guest WC, four good-sized bedrooms, ensuite shower room, luxury family bathroom, rear garden with a southerly aspect and a driveway providing off-road parking.

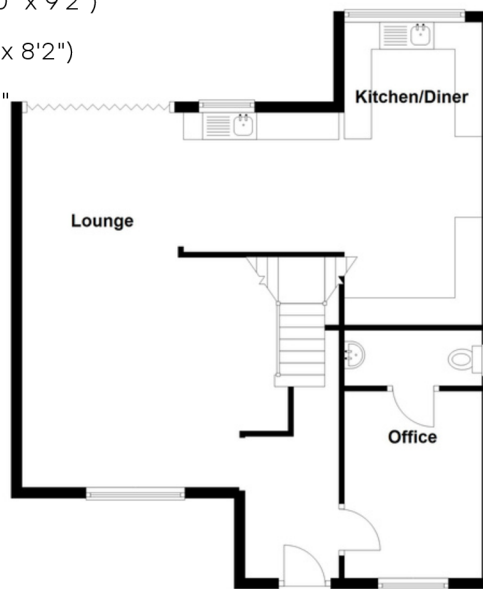
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

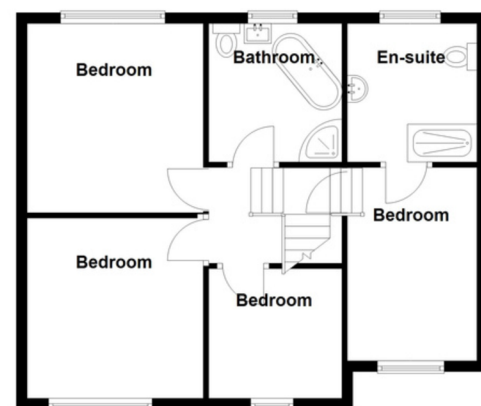
EPC Rating: C

Tenure: Freehold

Ground Floor
Approx. 70.5 sq. metres (759.1 sq. feet)



First Floor
Approx. 55.9 sq. metres (601.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.5 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.

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