

DRAKES

ESTATE AGENTS



Woodman Road, Birmingham, B14 5UB

£260,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Large Rear Garden
- Off Road Parking
- No Upward Chain



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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Reception Room One to front - 3.66m x 3.48m (12'0" x 11'5") plus bay

Reception Room Two to rear - 3.86m x 3.15m (12'8" x 10'4")

Kitchen to rear - 2.54m x 2.29m (8'4" x 7'6")

Bedroom One to front - 3.51m x 4.44m (11'6" x 14'7") into bay

Bedroom Two to rear - 3.63m x 2.79m (11'11" x 9'2")

Bedroom Three to front - 2.29m x 1.68m (7'6" x 5'6")

A traditional style semi-detached property in a cul-de-sac location, offered with no upward chain and requiring modernisation with accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, kitchen, three bedrooms, bathroom, large rear garden and a driveway providing off-road parking.

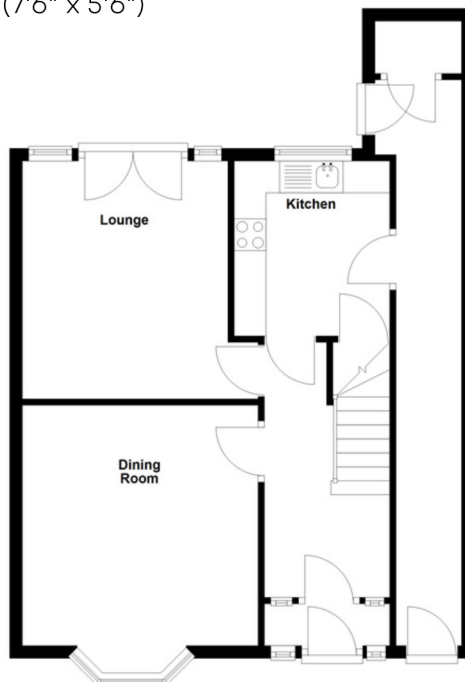
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: C

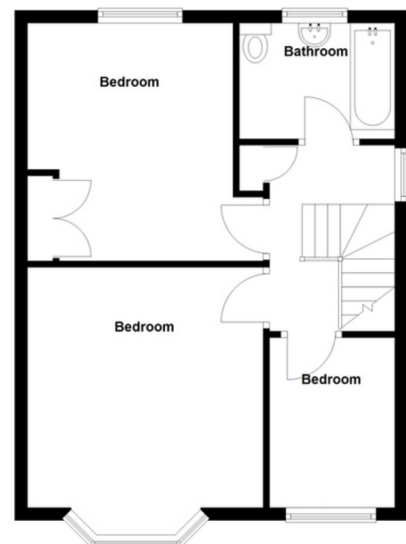
EPC Rating: E

Tenure: Freehold

Ground Floor
Approx. 56.0 sq. metres (602.4 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 100.4 sq. metres (1080.3 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.

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. 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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