

DRAKES

ESTATE AGENTS



Peterbrook Road, Majors Green, B90 1DY

Offers Over £445,000

- A Recently Constructed Detached
- Three Good-Sized Bedrooms
- Impressive Open-Plan Lounge/Dining Kitchen
- Guest WC
- Luxury Family Bathroom
- Landscaped Rear Garden
- Garage & Off Road Parking
- Solar Panels
- Electric Car Charging Point



SCAN TO VIEW
VIRTUAL TOUR

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Lounge Area to front - 4.14m x 3.96m (13'7" x 13'0")
 Dining Kitchen to rear - 5.49m x 3.53m (18'0" x 11'7")
 Bedroom One to front - 4.11m x 3.61m (13'6" x 11'10")
 Bedroom Two to rear - 3.56m x 2.64m (11'8" x 8'8")
 Bedroom Three to rear - 2.59m x 2.69m (8'6" x 8'10")
 Bathroom to front - 2.44m x 2.08m (8'0" x 6'10")

This recently constructed, high-specification detached home has the added benefit of solar panels and an electric car charging point. The beautifully presented accommodation comprises in brief of a spacious porch, reception hall, guest WC, impressive open-plan lounge/dining kitchen, three good-sized bedrooms, luxury family bathroom, landscaped rear garden, garage and off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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

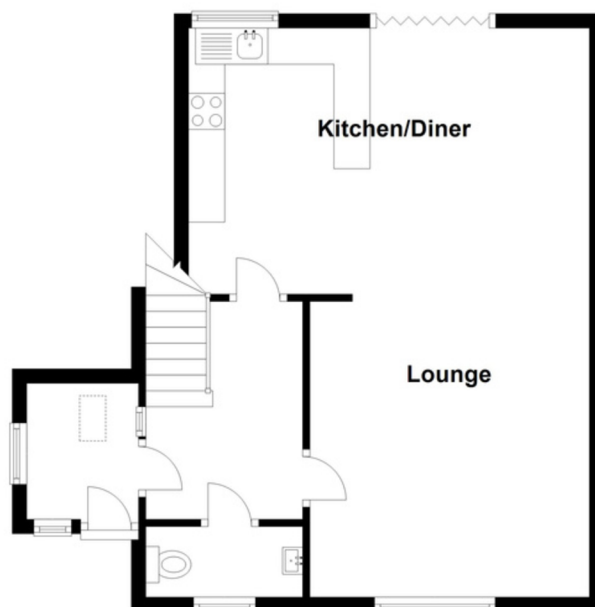
EPC Rating: A

Tenure: Freehold

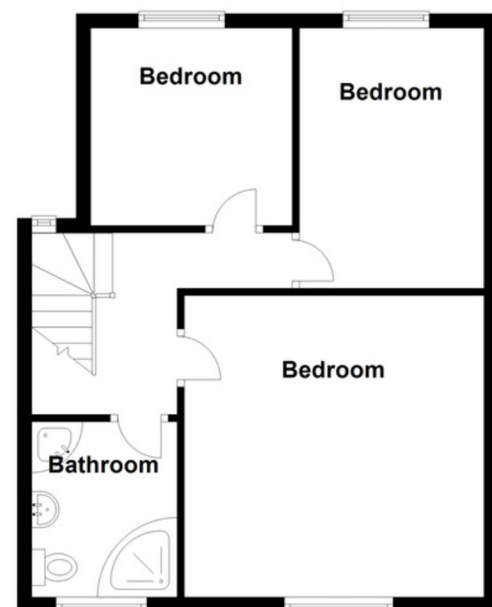
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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.

Ground Floor



First Floor



Total area: approx. 96.0 sq. metres (1033.2 sq. feet)