

# DRAKES

ESTATE AGENTS



Rowan Close, Hollywood, B47 5RW

£375,000

- A Well Maintained Link Detached Family Home
- Three Bedrooms
- Lounge
- Dining Kitchen
- Conservatory
- Bathroom
- Private Southerly Facing Garden
- Garage
- Driveway Parking
- Pleasant Cul-De-Sac Location



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 - 4.14m x 4.01m (13'7" x 13'2")

Dining Kitchen to rear - 5.11m max x 3.53m max (16'9" x 11'7")

Warm Roof Conservatory to rear - 4.72m x 2.54m (15'6" x 8'4")

Bedroom One to Front - 4.32m x 2.92m (14'2" x 9'7")

Bedroom Two to rear - 2.92m x 2.59m (9'7" x 8'6")

Bedroom Three to front - 3.15m x 2.03m (10'4" x 6'8")

Family Bathroom to rear - 1.91m max x 2.03m (6'3" x 6'8")

Garage - 5.94m x 2.24m (19'6" x 7'4")

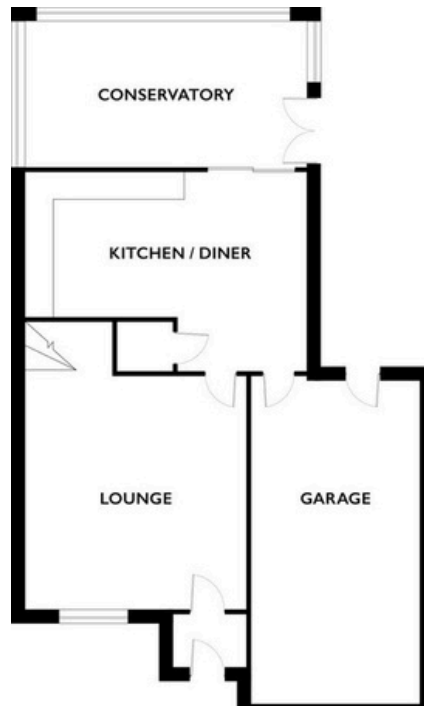
A well maintained link detached family home in a peaceful cul-de-sac location benefitting from three bedrooms, spacious lounge, good sized dining kitchen, bright conservatory, family bathroom, garage, off road parking and private Southerly facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		84
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

EPC Rating: D

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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