

DRAKES

ESTATE AGENTS



Trentham Grove, Yardley, B26 1HT

£285,000

- A Well Presented Semi Detached Property
- Three Bedrooms
- Lounge
- Dining Room
- Conservatory
- Re-Fitted Kitchen
- Spacious Family Bathroom
- Garage to Rear
- Landscaped West Facing Rear Garden
- Driveway Parking



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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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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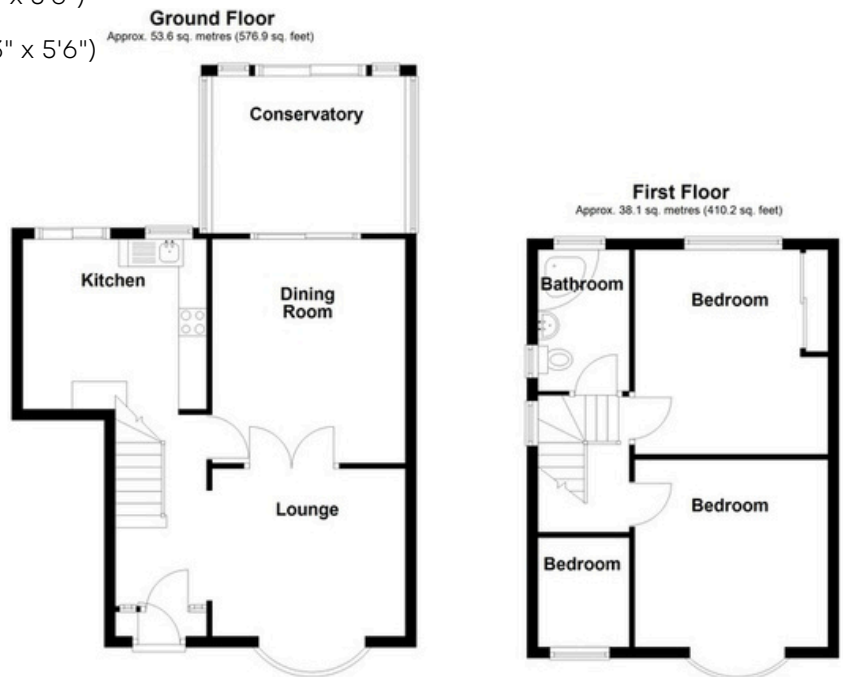


Lounge to front - 5.18m max x 3.81m into bay (17'0" x 12'6")
 Dining Room to rear - 4.01m x 3.28m (13'2" x 10'9")
 Conservatory to rear - 2.54m x 2.46m (8'4" x 8'1")
 Kitchen to rear - 3.51m x 2.59m min (11'6" x 8'6")
 Bedroom One to rear - 3.96m x 3.4m max (13'0" x 11'2")
 Bedroom Two to front - 3.99m into bay x 3.38m (13'1" x 11'1")
 Bedroom Three to front - 1.98m x 1.68m (6'6" x 5'6")
 Family Bathroom to rear - 2.82m x 1.68m (9'3" x 5'6")

A well presented semi detached property benefitting from three bedrooms, lounge with double doors through to a separate dining room, re-fitted kitchen, conservatory, spacious family bathroom, landscaped West facing rear garden, garage to rear and driveway parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(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.

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