

# DRAKES

ESTATE AGENTS



Berkeley Road, Shirley, B90 2HT

£300,000

- A Semi Detached Property In Need Of Modernisation
- Three Bedrooms
- Through Lounge Diner
- Sitting Room
- Kitchen
- Shower Room
- South-East Facing Rear Garden
- Off Road Parking
- Garage To Rear
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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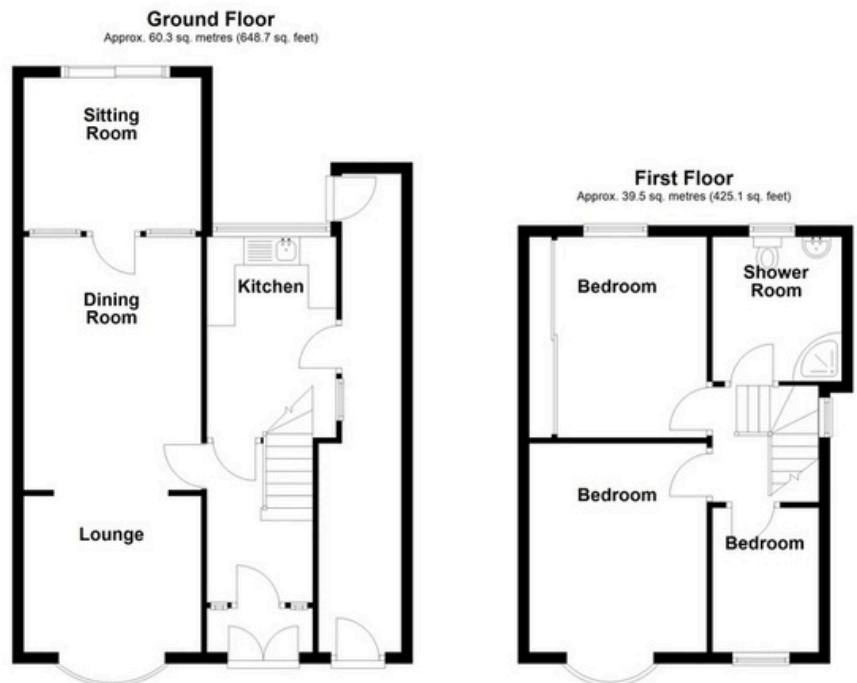


Through Lounge to front - 7.8m into bay x 3.12m (25'7" x 10'3")  
 Dining Room to rear - 3.38m x 2.29m (11'1" x 7'6")  
 Kitchen to rear - 3.56m x 2.03m (11'8" x 6'8")  
 Side Passage - 8.28m x 1.22m max (27'2" x 4'0")  
 Bedroom One to front - 4.47m into bay x 3.23m into wardrobe (14'8" x 10'7")  
 Bedroom Two to rear - 3.4m x 3.15m into wardrobe (11'2" x 10'4")  
 Bedroom Three to front - 2.54m x 1.83m (8'4" x 6'0")  
 Shower Room to rear - 2.44m max x 2.06m max (8'0" x 6'9")

A semi detached property in need of modernisation benefitting from no upward chain, three bedrooms, two reception rooms, kitchen, shower room, South East facing rear garden, off road parking and garage to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92 plus)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)		65
<b>E</b> (39-54)		
<b>F</b> (21-38)	37	
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: C  
 EPC Rating: F  
 Tenure: Freehold



Total area: approx. 99.8 sq. metres (1073.8 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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