

# DRAKES

ESTATE AGENTS



Beechwood Park Road, Solihull, B91 1ES

£600,000

- A Spacious Detached Property
- Four Bedrooms
- Lounge & Open Plan Dining Room & Sitting Room
- L-Shaped Breakfast Kitchen
- Bathroom & Separate WC
- Guest WC
- Off Road Parking & Driveway
- Good Size South Facing Rear Garden
- Sought After Location
- Superb Potential & No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



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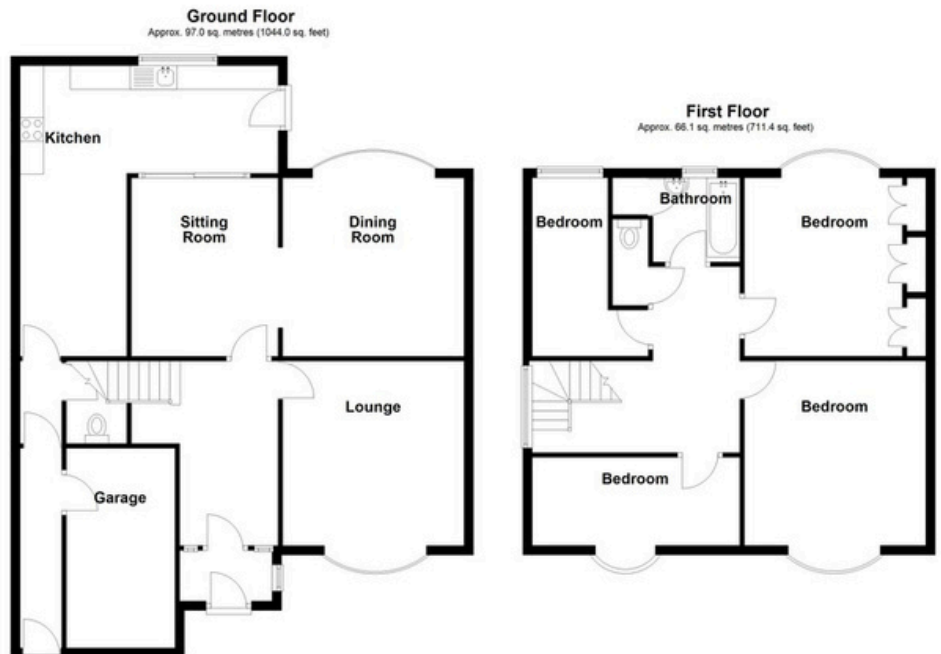


Reception Hall - 3.73m x 1.93m (12'3" x 6'4")  
 Lounge to front - 4.57m into bay x 3.89m (15'0" x 12'9")  
 Dining Room to rear - 4.62m into bay x 3.89m (15'2" x 12'9")  
 Open Plan Sitting Room - 3.71m x 3.18m (12'2" x 10'5")  
 L-Shaped Breakfast Kitchen to rear - 4.78m max x 4.06m max (15'8" x 13'4")  
 Guest WC  
 Bedroom One to front - 4.78m into bay x 4.01m (15'8" x 13'2")  
 Bedroom Two to rear - 4.78m into bay x 3.38m up to wardrobe (15'8" x 11'1")  
 Bedroom Three to front - 4.32m x 3.12m (14'2" x 10'3")  
 Bedroom Four to rear - 3.56m x 1.91m min (11'8" x 6'3")  
 Bathroom to rear - 2.18m x 1.85m (7'2" x 6'1")  
 Separate WC  
 Garage - 5.05m x 2.21m (16'7" x 7'3")  
 Side Passage/Storage - 4.78m x 1.09m (15'8" x 3'7")

A spacious detached property with a wealth of charm and character, on a sought after road with huge potential and no upward chain. The accommodation comprises; four bedrooms, lounge, open plan dining room & sitting room, L-shaped breakfast kitchen, bathroom with separate WC, guest WC, South facing rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	71
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Total area: approx. 163.1 sq. metres (1755.4 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. 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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