

DRAKES

ESTATE AGENTS



Hollywood Drive, Hollywood, B47 5PS

£318,500

- A Well-Appointed Semi-Detached
- Three Bedrooms
- Lounge
- Modern Dining Kitchen
- Guest WC
- Family Bathroom
- Ensuite Shower Room
- Off Road Parking
- Pleasant Rear Garden
- Lovely Cul-de-sac Location



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

DRAKES

ESTATE AGENTS



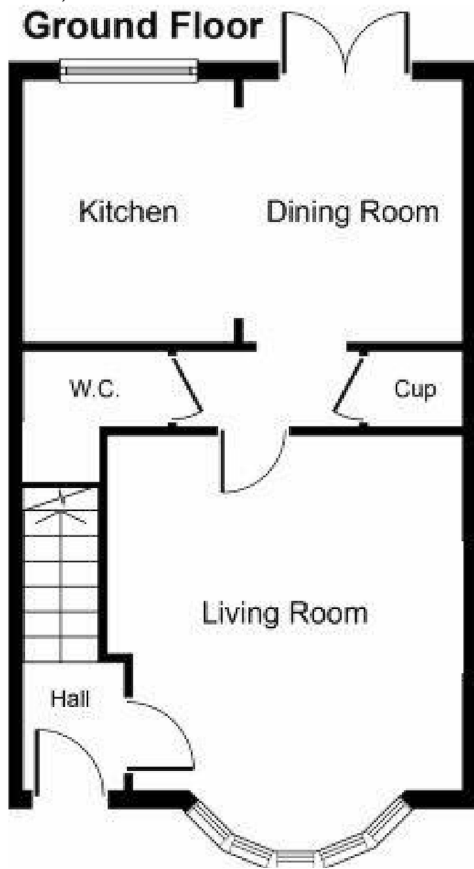
- Lounge to front - 4.04m x 3.84m (13'3" x 12'7")
- Dining Kitchen to Rear - 4.62m x 2.79m (15'2" x 9'2")
- Bedroom One to Front - 4.06m x 3.07m (13'4" x 10'1") plus fitted wardrobes
- Bedroom Two to Rear - 2.87m x 2.79m (9'5" x 9'2")
- Bedroom Three to Rear - 2.79m x 1.88m (9'2" x 6'2")
- Bathroom to side - 1.91m x 1.65m (6'3" x 5'5")

A well-appointed semi-detached property in a lovely cul-de-sac location with accommodation comprising in brief of reception hall, lounge, guest WC, modern dining kitchen, three bedrooms, ensuite shower, family bathroom, pleasant rear garden and off-road parking.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	70
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

COUNCIL TAX BAND: Band D
 EPC Rating: C
 Tenure: Freehold

The vendor advises that the property is Freehold. However there is a maintenance fee payable of £158 half yearly to cover the maintenance of the communal areas, park area and lawned areas. 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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place.