

# DRAKES

ESTATE AGENTS



Rowbrook Close, Majors Green, B90 1EJ

Offers in the region of £440,000

- A Beautifully Presented Detached Bungalow
- Two Bedrooms
- Lounge
- Conservatory
- Contemporary Kitchen
- Utility Room
- Shower Room
- Side Store, Garage & Off Road Parking
- Delightful South West Facing Rear Garden
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge to rear - 4.39m x 3.4m (14'5" x 11'2")  
 Conservatory - 3.56m x 2.74m (11'8" x 9'0")  
 Kitchen to rear - 3.71m max x 2.77m max (12'2" x 9'1")  
 Bedroom One to front - 4.04m x 3.1m (13'3" x 10'2")  
 Utility Room to rear - 1.91m x 1.6m (6'3" x 5'3")  
 Bedroom Two/Dining Room to front - 3.12m x 2.59m (10'3" x 8'6")  
 Shower Room to side - 2.16m x 1.65m (7'1" x 5'5")  
 Side Store - 6.55m x 1.24m (21'6" x 4'1")  
 Garage to rear - 5.59m x 2.79m (18'4" x 9'2")

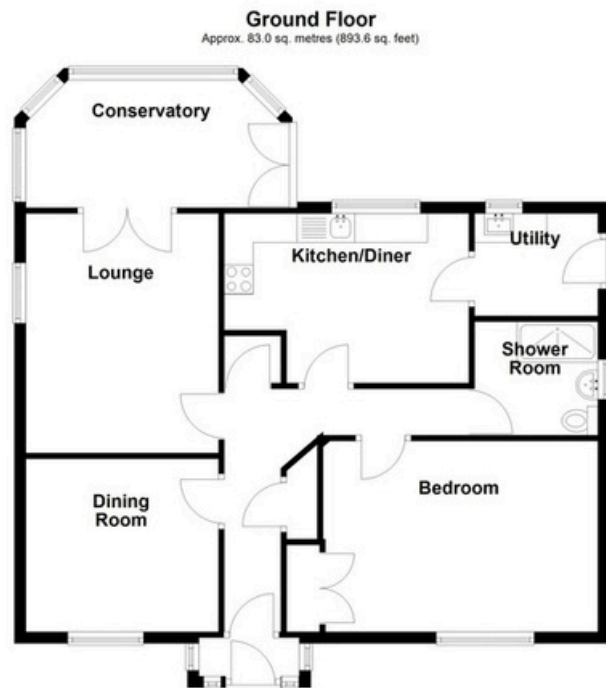
A beautifully presented detached bungalow benefitting from no upward chain, two bedrooms, lounge, conservatory, modern kitchen, utility room, shower room, garage, off road parking, side store and delightful South West facing rear garden.

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>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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: 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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Total area: approx. 83.0 sq. metres (893.6 sq. feet)