

DRAKES

ESTATE AGENTS



Maypole Lane, Birmingham, B14 4PJ
£295,000

- A Well Maintained Detached Property
- Pleasant Open Outlook To The Front
- Three Bedrooms
- Lounge Diner
- Kitchen
- Family Bathroom
- Guest WC
- Garage
- Off Road Parking
- Private South Facing Rear Garden



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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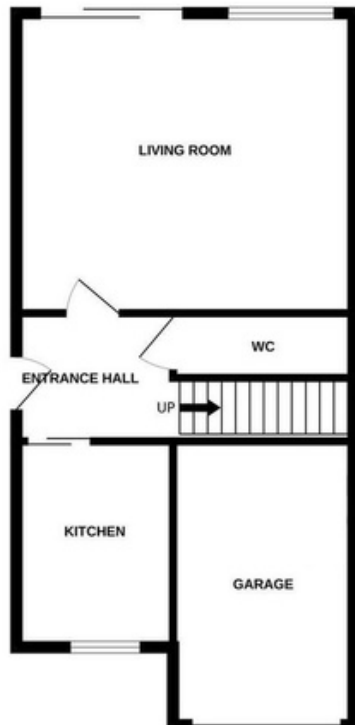


Lounge Diner to rear - 4.93m x 4.37m (16'2" x 14'4")
 Kitchen to front - 2.82m x 2.31m (9'3" x 7'7")
 Bedroom One to front - 4.29m up to wardrobe x 2.9m (14'1" x 9'6")
 Bedroom Two to rear - 3.68m up to wardrobe x 2.97m (12'1" x 9'9")
 Bedroom Three to rear - 3.71m x 1.75m (12'2" x 5'9")
 Family Bathroom to side - 1.96m x 1.65m (6'5" x 5'5")

A well maintained detached property with a pleasant open outlook to the front, three bedrooms, lounge diner, kitchen, family bathroom, guest WC, garage, off road parking and private South facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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: D
 Tenure: Freehold



The vendor advises that the property is Freehold with an annual service charge of approx. £500. 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. 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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