

DRAKES

ESTATE AGENTS



Ibberton Road, Birmingham, B14 4SA

£260,000

- An Extended & Well Presented Family Home
- Three Bedrooms
- Spacious Open Plan Lounge & Dining Room
- Extended Modern Kitchen
- Extended Family Bathroom
- En-Suite WC
- Southerly Facing Rear Garden
- Off Road Parking
- Garage
- Convenient Location



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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Entrance Hall

Open Plan Lounge Diner to front - 5.36m x 6.48m (17'7" x 21'3")

Kitchen to rear - 4.04m x 2.82m (13'3" x 9'3")

Bathroom to rear - 3.05m min x 1.57m (10'0" x 5'2")

Bedroom One to front - 4.39m x 3.05m (14'5" x 10'0")

En-Suite WC to front - 1.4m x 1.02m min (4'7" x 3'4")

Bedroom Two to rear - 3.38m x 2.79m (11'1" x 9'2")

Bedroom Three to rear - 2.34m x 2.34m (7'8" x 7'8")

South West Facing Rear Garden

Garage

An extended & well presented family home benefitting from three bedrooms, spacious open plan lounge diner, extended kitchen, extended family bathroom, en-suite WC, Southerly facing rear garden, off road parking and garage.

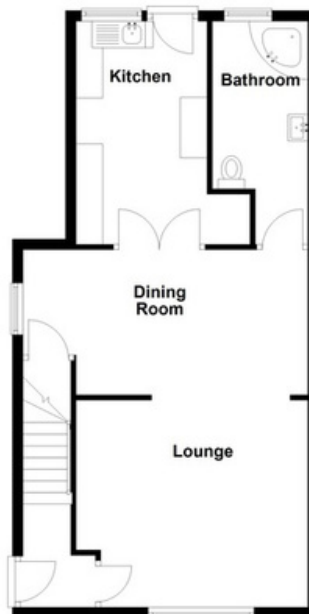
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B

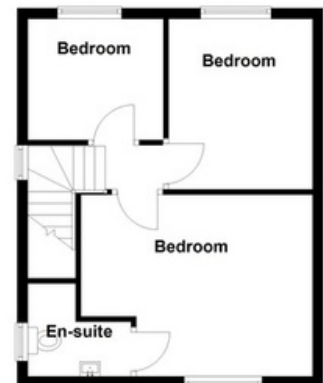
EPC Rating: D

Tenure: Freehold

Ground Floor
Approx. 55.0 sq. metres (592.1 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 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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