

DRAKES

ESTATE AGENTS



Dyas Road, Hollywood, B47 5LE

Offers Over £425,000

- An Extended Semi Detached Home
- Three Bedrooms
- Extended & Re-Fitted Dining Kitchen
- Attractive Lounge
- Four Piece Family Bathroom
- Additional Ground Floor Shower Room
- Utility Room
- Garage/Store Room & Off Road Parking
- Delightful Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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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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Extended & Re-Fitted Dining Kitchen to rear - 8.03m x 3.58m max (26'4" x 11'9")

Attractive Lounge to front - 3.58m x 4.11m into bay (11'9" x 13'6")

Utility Room to side - 3.1m max x 2.34m max (10'2" x 7'8")

Ground Floor Shower Room to side - 1.93m into shower x 0.79m (6'4" x 2'7")

Bedroom One to front - 4.29m into bay x 3.12m (14'1" x 10'3")

Bedroom Two to rear - 3.23m x 3.66m (10'7" x 12'0")

Bedroom Three to front - 2.36m x 2.26m (7'9" x 7'5")

Four Piece family Bathroom to rear - 2.57m x 2.16m (8'5" x 7'1")

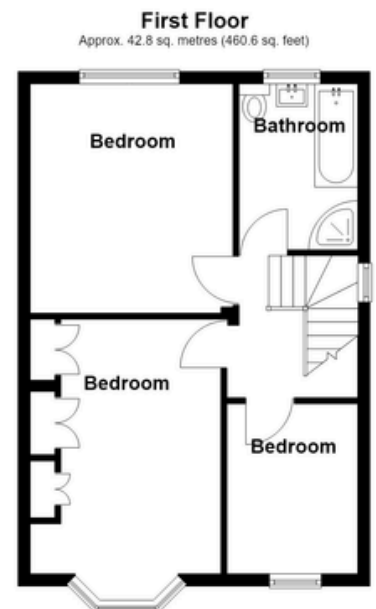
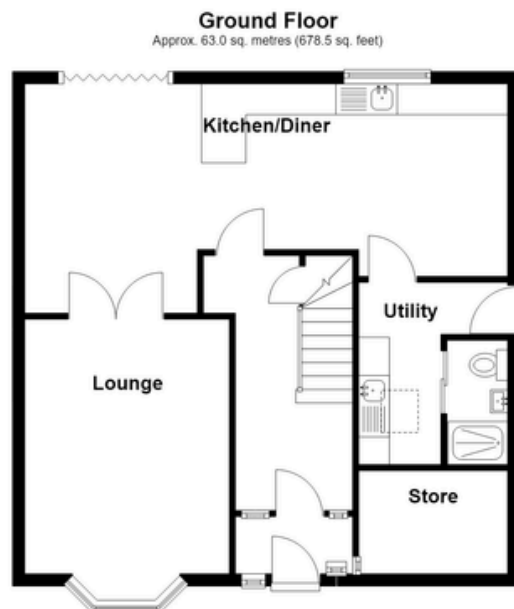
An extended & immaculately presented semi detached family home with no upward chain, three bedrooms, re-fitted dining kitchen, lounge, utility room, four piece family bathroom, ground floor shower room, delightful rear garden, garage/store room and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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



Total area: approx. 105.8 sq. metres (1139.0 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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