

DRAKES

ESTATE AGENTS



Haslucks Green Road, Shirley, B90 1DXI

£435,000



SCAN TO VIEW
VIRTUAL TOUR

- An Extended Semi Detached Home
- Three Double Bedrooms
- Lounge
- Impressive Open Plan Family Dining Kitchen
- Guest WC
- En-Suite Shower Room
- Four Piece Family Bathroom
- Garage/Store Room & Driveway Parking
- Open Views To Front
- Good Size Rear Garden

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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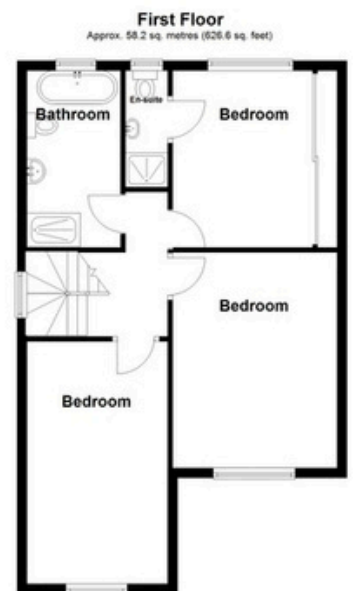
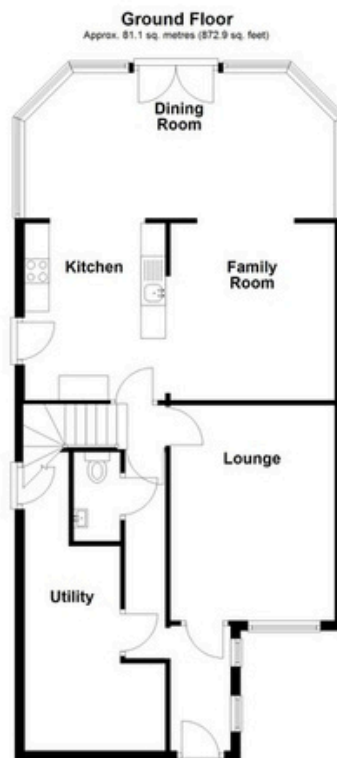


Lounge to front - 4.44m x 3.12m (14'7" x 10'3")
 Breakfast Kitchen - 5.87m x 3.51m (19'3" x 11'6")
 Open Plan Warm Roof Conservatory - 5.36m x 2.77m (17'7" x 9'1")
 Bedroom One to rear - 4.14m x 2.36m up to wardrobes (13'7" x 7'9")
 En-Suite Shower Room to rear - 0.84m x 2.54m (2'9" x 8'4")
 Bedroom Two to front - 5m x 2.79m max (16'5" x 9'2")
 Bedroom Three to front - 4.09m x 2.92m (13'5" x 9'7")
 Four Piece Bathroom to rear - 3.56m x 1.75m (11'8" x 5'9")
 Garage/Store Room - 4.09m x 1.88m min (13'5" x 6'2")

An extended and beautifully presented semi detached home benefitting from open views to the front, three double bedrooms, impressive open plan breakfast kitchen & family dining area, lounge, guest WC, modern en-suite shower room & four piece family bathroom, off road parking, garage/store room with utility area and a good size rear garden with Summer house.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	71	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



Total area: approx. 139.3 sq. metres (1499.5 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.

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