

DRAKES

ESTATE AGENTS



Dark Lane, Hollywood, B47 5BT

£495,000

- An Extended Semi-Detached
- Four Bedrooms
- Lounge
- Living/Dining Kitchen
- Conservatory & Study
- Guest WC
- Family Bathroom
- Landscaped Rear Garden
- Garage & Off Road Parking
- Impressive 1/3 Acre Plot



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



- Lounge to front - 4.27m x 3.23m (14'0" x 10'7")
- Dining Kitchen to rear - 3.68m x 6.5m max 2.64m min (12'1" max 8'8" min x 21'4")
- Conservatory to rear - 3.89m x 3.48m (12'9" x 11'5")
- Study to side - 2.69m x 2.11m (8'10" x 6'11")
- Bedroom One to front - 5.21m x 3.15m (17'1" x 10'4")
- Bedroom Two to front - 3.28m x 4.42m (10'9" x 14'6") into bay inc fitted wardrobes
- Bedroom Three to rear - 3.68m x 3.28m (12'1" x 10'9")
- Bedroom Four to rear - 2.87m x 2.46m (9'5" x 8'1")
- Bathroom to front - 2.26m x 1.93m (7'5" x 6'4")
- Garage - 5.18m x 3.18m (17'0" x 10'5")

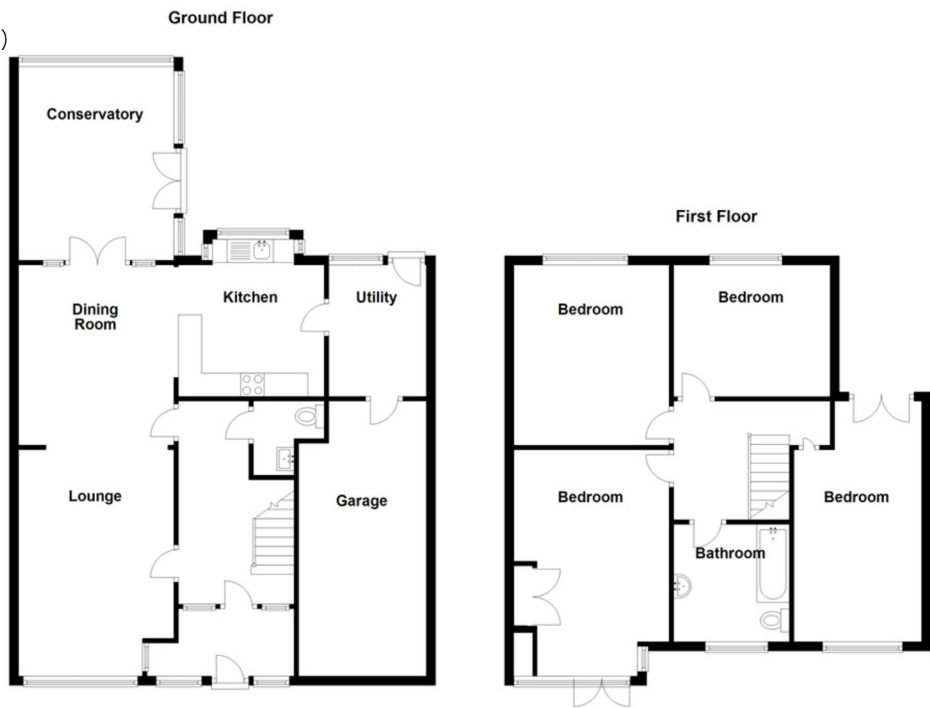
An extended semi-detached home in a semi-rural location with approximately 1/2 an acre of land to the rear and open views to the front with accommodation comprising in brief of entrance porch, reception hall, guest WC, lounge, living/dining kitchen, conservatory, study, four bedrooms, family bathroom, landscaped rear garden, garage and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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: E
 EPC Rating: D
 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.

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.



Total area: approx. 160.6 sq. metres (1728.5 sq. feet)