

DRAKES

ESTATE AGENTS



Sycamore Drive, Hollywood, B47 5QX

£685,000

- An Immaculate Detached Home
- Four Bedrooms
- Lounge to Front
- Living/Dining Kitchen
- Conservatory & Study
- Guest WC & Utility
- Family Bathroom
- Dressing Room & En-suite to Master Bedroom
- Mature Garden
- Double Garage & Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 4.85m x 3.76m (15'11" x 12'4")
 Living/Dining Kitchen - 9.32m x 3.71m (30'7" x 12'2")
 Conservatory to rear - 5.74m x 4.19m (18'10" x 13'9")
 Study to side 12'10 x 4'10 - 3.91m x 1.47m (12'10" x 4'10")
 Bedroom One to front - 4.67m x 3.76m (15'4" x 12'4")
 Bedroom Two to rear - 3.76m x 3.78m (12'4" x 12'5")
 Bedroom Three to rear - 3.84m x 3.68m (12'7" x 12'1")
 Bedroom Four to front - 4.39m x 3.15m (14'5" x 10'4")
 Bathroom to rear - 2.64m x 2.51m (8'8" x 8'3")

An immaculate detached residence on the desirable 'Hollywood Grange' development occupying an enviable plot. The well-appointed accommodation comprises in brief of entrance porch, reception hall, guest WC, lounge with beautiful inglenook fireplace, spacious re-fitted living/dining kitchen, utility room, large conservatory, study, four double bedrooms, modern ensuite shower room, a modern family bathroom, generous mature rear garden, deep driveway, and double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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: G
 EPC Rating: D
 Tenure: Freehold



Total area: approx. 202.7 sq. metres (2181.9 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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