

DRAKES

ESTATE AGENTS



Webster Avenue, Shirley, B90 4FD

£365,000

- Convenient Location
- Pleasant Outlook To The Front
- Driveway Parking To Side With EV Charging
- Landscaped Rear Garden
- Solar Panels To Front & Rear
- Modern Family Bathroom & Guest WC
- Dining Kitchen
- Attractive Lounge
- Three Well Proportioned Bedrooms
- A Beautifully Presented Semi Detached Home



SCAN TO VIEW
VIRTUAL TOUR

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

Lounge to front - 4.14m max x 3.68m max (13'7" x 12'1")

Inner Lobby - 1.57m x 1.42m (5'2" x 4'8")

Guest WC - 1.75m x 0.97m (5'9" x 3'2")

Dining Kitchen to rear - 4.62m x 2.67m (15'2" x 8'9")

Bedroom One to front - 4.72m max x 2.74m (15'6" x 9'0")

Bedroom Two to rear - 3.2m x 2.77m (10'6" x 9'1")

Bedroom Three to rear - 3.2m x 1.73m (10'6" x 5'8")

Family Bathroom to side - 1.91m x 1.83m (6'3" x 6'0")

Landscaped Rear Garden

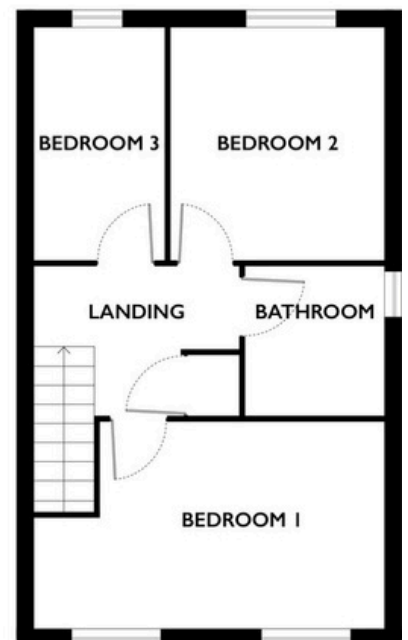
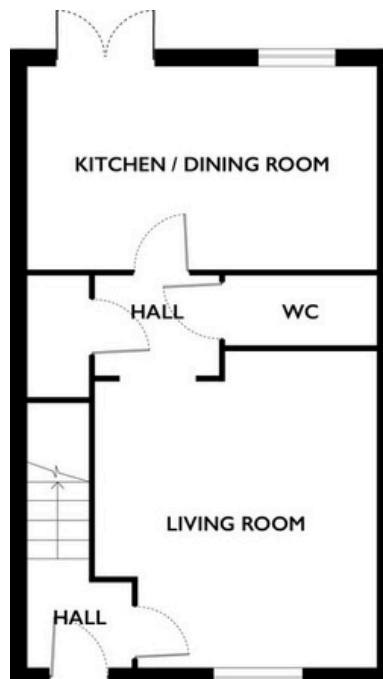
A recently constructed and beautifully presented semi detached home in a convenient location with a delightful outlook to the front, benefitting from driveway parking with EV charger, solar panels to front and rear, three well proportioned bedrooms, modern dining kitchen, attractive lounge, modern family bathroom, guest WC and landscaped rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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: B

Tenure: Freehold



The vendor advises that the property is Freehold, with an annual service charge of approx. £238. 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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