

DRAKES

ESTATE AGENTS



Brandwood Road, Birmingham, B14 6BH

£350,000

- An Extended Semi Detached Family Home
- Four Bedrooms
- Lounge
- Dining Room
- Extended Kitchen
- Four Piece Family Bathroom
- Landscaped Rear Garden
- Garage With Rear Vehicle Access



SCAN TO VIEW
VIRTUAL TOUR

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 - 4.27m into bay x 3.56m (14'0" x 11'8")
 Dining Room to rear - 4.37m x 3.2m (14'4" x 10'6")
 Extended Kitchen to rear - 4.62m x 2.03m max (15'2" x 6'8")
 Bedroom One to front - 4.34m into bay x 3.07m
 up to wardrobes (14'3" x 10'1")
 Bedroom Two to rear - 3.76m max x 3.23m max (12'4" x 10'7")
 Bedroom Three to front - 1.88m x 1.73m (6'2" x 5'8")
 Four Piece Family Bathroom to rear - 2.59m x 2.06m (8'6" x 6'9")
 Bedroom Four/Loft Conversion - 4.65m max x 3.73m min (15'3" x 12'3")

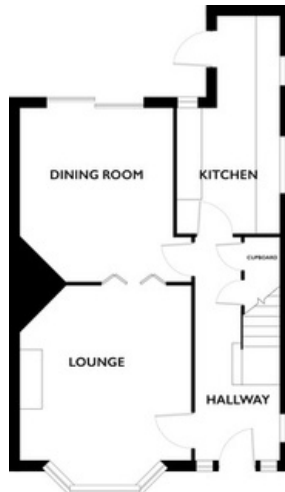
A well presented & extended semi detached family home benefitting from four bedrooms, two reception rooms, extended kitchen, four piece family bathroom, landscaped rear garden and garage with rear vehicle access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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: C

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.

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