

DRAKES

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Wythwood Road, Hollywood, B47 5QL

£370,000

- An Extended Semi Detached Home
- Three Bedrooms
- Lounge
- U-Shaped Family Dining Kitchen
- Versatile Home Office/Playroom
- Guest WC
- Family Bathroom
- West Facing Rear Garden
- Off Road Parking & Garage
- No Upward Chain



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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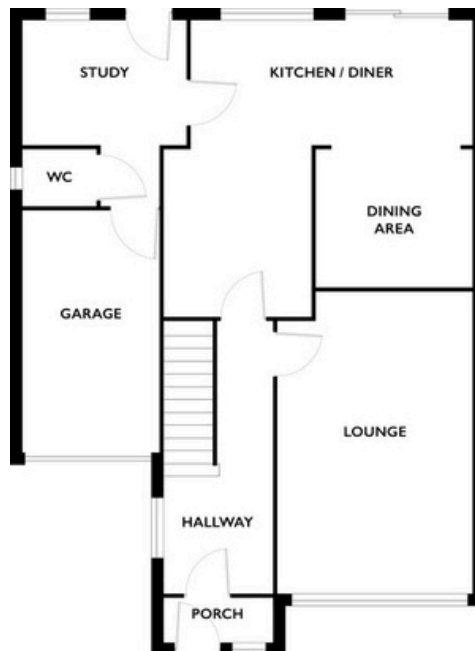
Lounge to front - 5m x 3.23m (16'5" x 10'7")
 Open Plan Family Dining Kitchen to rear - 5.08m max x 4.72m max (16'8" x 15'6")
 Versatile Snug/Home Office to rear - 2.64m x 2.16m into shelving (8'8" x 7'1")
 Guest WC
 Bedroom One to front - 3.53m x 3.1m (11'7" x 10'2")
 Bedroom Two to rear - 3.18m x 2.67m (10'5" x 8'9")
 Bedroom Three to front - 2.49m max x 1.96m (8'2" x 6'5")
 Family Bathroom to rear - 2.31m x 1.63m (7'7" x 5'4")
 Garage - 3.99m x 2.34m (13'1" x 7'8")

An extended semi detached family home benefitting from no upward chain, three bedrooms with built-in wardrobes, lounge, extended open plan U-shaped family dining kitchen, versatile home office/playroom, guest WC, family bathroom, off road parking, garage and West facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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: 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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