

DRAKES

ESTATE AGENTS



Lillington Road, Shirley, B90 2RY

£350,000

- A Well Presented Semi Detached Home
- Three Good Sized Bedrooms
- Modern Breakfast Kitchen
- Lounge
- Four Piece Family Bathroom
- Landscaped Low Maintenance Rear Garden
- Garage
- Off Road Parking
- Convenient Cul-De-Sac Location



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

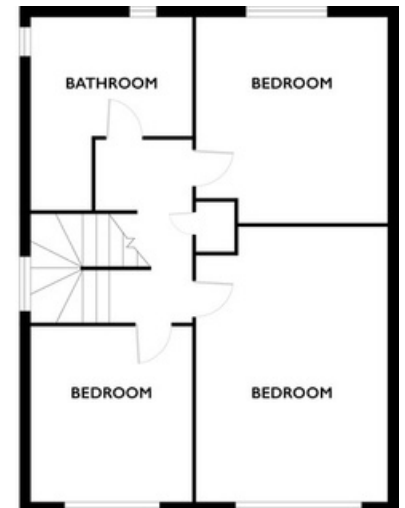
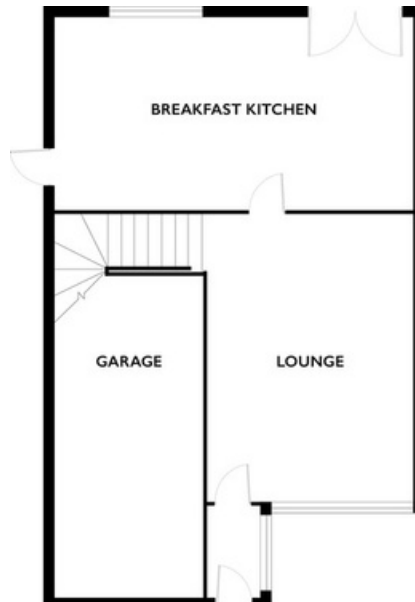
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



Lounge to front - 4.62m x 3.23m (15'2" x 10'7")
 Modern Breakfast Kitchen to rear - 5.66m x 2.54m (18'7" x 8'4")
 Bedroom One to front - 3.58m x 2.97m (11'9" x 9'9")
 Bedroom Two to rear - 3.23m max x 2.97m (10'7" x 9'9")
 Bedroom Three to front - 2.62m x 2.57m up to shower (8'7" x 8'5")
 Landscaped Low Maintenance Rear Garden
 Garage - 5m x 2.49m (16'5" x 8'2")

A well presented semi detached home in a convenient cul-de-sac location, with three good sized bedrooms, modern breakfast kitchen, lounge, four piece family bathroom, landscaped low maintenance rear garden with Summer house, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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: C
 EPC Rating: C
 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.