

DRAKES

ESTATE AGENTS



Westcroft Way, Birmingham, B14 4TZ

£300,000



SCAN TO VIEW
VIRTUAL TOUR

- A Beautifully Presented Family Home
- Three Good Sized Bedrooms
- Lounge Diner
- Breakfast Kitchen
- Conservatory

- Contemporary Family Bathroom
- Guest WC
- Garage
- Off Road Parking
- West Facing Rear Garden

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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Enclosed Porch

Entrance Hall

Guest WC

Breakfast Kitchen to front - 4.37m x 2.44m (14'4" x 8'0")

Lounge Diner to rear - 4.93m x 4.42m (16'2" x 14'6")

Conservatory - 2.95m x 2.84m (9'8" x 9'4")

Bedroom One to front - 5.05m x 2.95m (16'7" x 9'8")

Bedroom Two to rear - 4.37m x 1.85m (14'4" x 6'1")

Bedroom Three to rear - 3.68m min x 2.95m (12'1" x 9'8")

Family Bathroom to side - 1.63m x 2.62m (5'4" x 8'7")

Garage - 5.79m x 2.26m (19'0" x 7'5")

A beautifully presented semi detached family home providing generous accommodation with three good size bedrooms, lounge diner, breakfast kitchen, conservatory, contemporary family bathroom, guest WC, West facing rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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.

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