DRAKES
ESTATE AGENTS









Watwood Road, Shirley, B90 2HZ

£375,000

- An Extended Semi Detached Family Home
- Four Bedrooms
- Through Lounge Diner
- Kitchen
- Modern Family Shower Room
- Garage With Utility Area & WC
- Bedroom Three With Shower
- Off Road Parking
- Low Maintenance Rear Garden
- No Upward Chain

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

DRAKES
ESTATE AGENTS

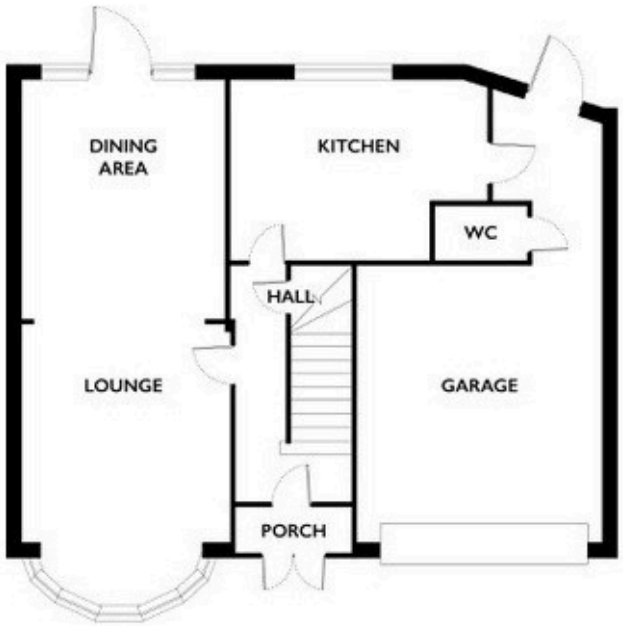






Through Lounge Diner - 7.7m x 3.17m (25'3" x 10'5")
Kitchen to rear - 3.66m x 2.24m (12'0" x 7'4")
Bedroom One to front - 4.09m into bay x 3.25m (13'5" x 10'8")
Bedroom Two to rear - 3.35m x 3.17m (11'0" x 10'5")
Dual Aspect Bedroom Three - 5.23m max x 3.1m max (17'2" x 10'2")
Bedroom Four to front - 2.01m x 1.63m (6'7" x 5'4")
Modern Family Shower Room to rear - 2.21m x 1.88m (7'3" x 6'2")
Garage - 6.17m max x 3.2m max (20'3" x 10'6")

An extended family home in a convenient location with no upward chain, four bedrooms, through lounge diner, kitchen, modern family shower room, garage with utility area and WC, bedroom three with shower facility, off road parking and low maintenance rear garden.





COUNCIL TAX BAND: D
EPC Rating: TBC
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. 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

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