

DRAKES

ESTATE AGENTS



Alcester Road, Hollywood, B47 5HQ

£485,000

- An Extended Detached Family Home
- Four Bedrooms
- Two Spacious Reception Rooms
- Re-Fitted Kitchen
- En-Suite Shower Room
- Family Shower Room
- Versatile Home Office
- Utility Room & Guest WC
- Double Garage & Off Road Parking
- West Facing Rear Garden



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



Guest WC to side

Spacious Lounge to front - 5.61m x 4.93m (18'5" x 16'2")

Versatile Home Office/Store Room to side - 1.93m x 1.42m (6'4" x 4'8")

Re-Fitted Kitchen to rear - 3.53m x 2.82m (11'7" x 9'3")

Utility Room to side - 1.96m x 1.91m (6'5" x 6'3")

Dining/Sitting Room to rear - 5.69m x 3.35m (18'8" x 11'0")

Covered Side Passage - 7.44m x 1.42m (24'5" x 4'8")

Bedroom One to front - 3.66m x 3.05m (12'0" x 10'0")

En-Suite Shower Room - 1.98m x 1.73m (6'6" x 5'8")

Bedroom Two to rear - 3.89m x 2.9m (12'9" x 9'6")

Bedroom Three to front - 3.58m x 1.73m (11'9" x 5'8")

Bedroom Four to rear - 2.95m x 2.49m (9'8" x 8'2")

Family Shower Room - 2.9m max x 1.96m max (9'6" x 6'5")

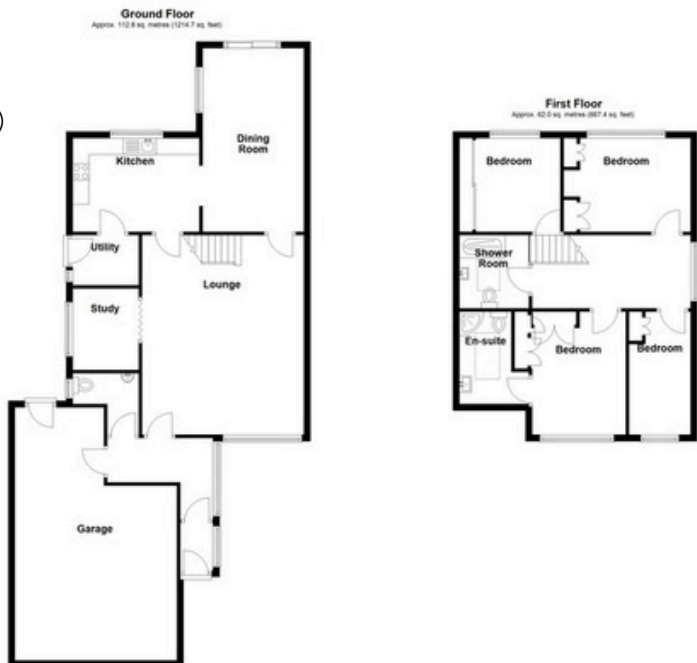
An extended detached family home with four bedrooms, two spacious reception rooms, re-fitted kitchen, en-suite shower room, family shower room, utility room, guest WC, versatile home office/storage room, double garage, West facing rear garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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: E

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.