

DRAKES

ESTATE AGENTS



Denholme Grove, Birmingham, B14 5BP

£265,000

- A Well Presented Semi Detached Home
- Three Bedrooms
- Dining Kitchen
- Spacious Lounge
- Contemporary Shower Room
- Utility Room
- Guest WC
- Generous Corner Plot With Large Garden Wrapping To Side
- Quiet Cul-De-Sac Location
- Superb Potential To Extend STPP

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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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Entrance Hall

Lounge to front - 4.34m x 3.58m (14'3" x 11'9")

Dining Kitchen to rear - 5.9m max x 2.8m max (19'4" x 9'2")

Utility Room to rear

Guest WC to rear

Bedroom One to front - 3.78m x 3.53m (12'5" x 11'7")

Bedroom Two to rear - 3.78m x 2.44m min (12'5" x 8'0")

Bedroom Three to front - 2.59m x 2.44m (8'6" x 8'0")

Shower Room to rear - 1.5m x 2.5m (4'11" x 8'2")

Large Rear Garden

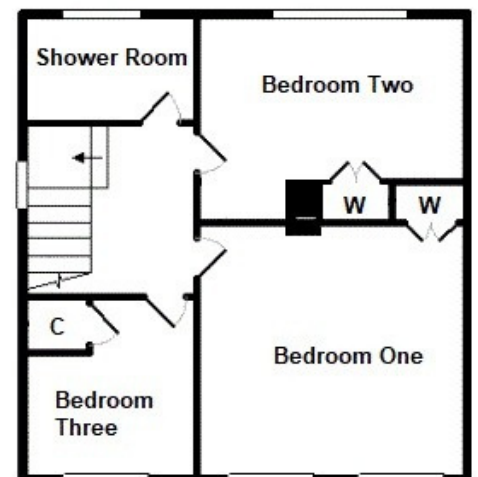
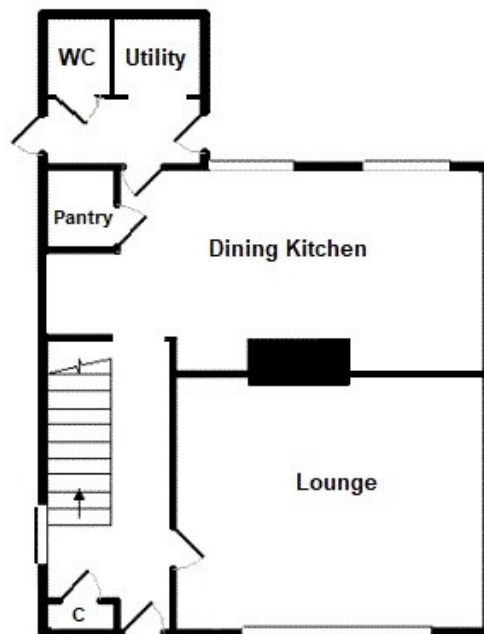
A well presented semi detached home in a quiet cul-de-sac location with huge potential to extend (STPP), benefitting from three bedrooms with built-in wardrobes or storage, spacious lounge with parquet flooring, dining kitchen with pantry, contemporary shower room, utility room, guest WC, large rear garden wrapping to the side and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: B

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. 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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