

DRAKES

ESTATE AGENTS



Wendron Grove, Birmingham, B14 6LL

£375,000

- An Impressive & Extended Semi-Detached
- Three Bedrooms
- Open-Plan Living/Dining Kitchen
- Utility Room
- Guest WC
- Modern Bathroom
- Large Rear Garden
- Garden Room
- Off Road Parking



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 - 3.86m x 3.15m (12'8" x 10'4") into bay
 Extended Living/Dining Kitchen - 8.97m x 4.57m (29'5" x 15'0") max

Utility Room to side - 1.55m x 1.5m (5'1" x 4'11")

Bedroom One to front - 3.15m x 3.86m (10'4" x 12'8") into bay

Bedroom Two to rear - 3.15m x 3.53m (10'4" x 11'7") plus bay

Bedroom Three to front - 2.13m x 1.85m (7'0" x 6'1")

Bathroom to rear - 2.11m x 1.75m (6'11" x 5'9")

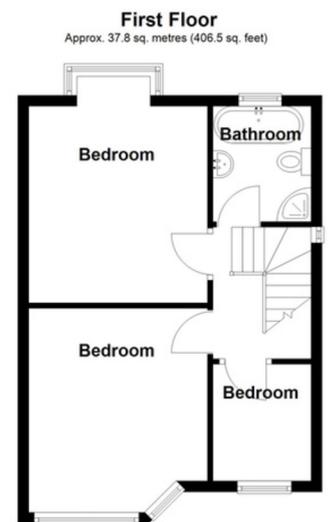
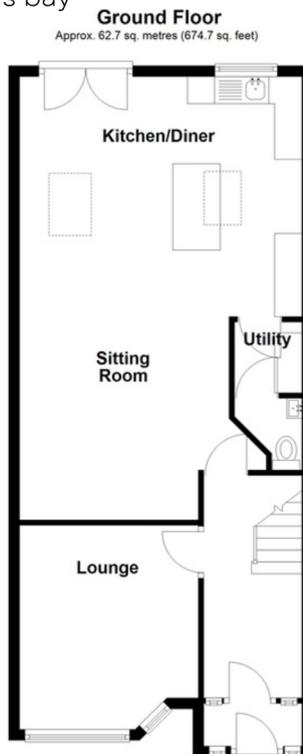
An impressive and extended semi-detached property set in a cul-de-sac location with beautifully presented accommodation comprising in brief of entrance porch, reception hall, lounge, open-plan living/dining kitchen, utility room, guest WC, three bedrooms, modern bathroom, large rear garden, garden room and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		79
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold



Total area: approx. 100.4 sq. metres (1081.2 sq. feet)

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.