

# DRAKES

ESTATE AGENTS



Farmers Lane, Tidbury Green, B90 1UU

£450,000

- A Well-Maintained Detached Bungalow
- Two Double Bedrooms
- Lounge/Dining Room
- Modern Breakfast Kitchen
- Fitted Wardrobes & En-suite Shower Room
- Modern Bathroom
- Landscaped Rear Garden
- Garage
- Off Road Parking
- Cul-de-sac Location



SCAN TO VIEW  
VIRTUAL TOUR

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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Breakfast Kitchen to front - 3.43m x 3.84m (11'3" x 12'7")

Lounge to rear - 5.74m x 4.32m (18'10" x 14'2")

Bedroom One to rear - 4.04m x 3.45m (13'3" x 11'4")

Ensuite to rear - 2.51m x 1.4m (8'3" x 4'7")

Bedroom Two to front - 3.68m x 3m (12'1" x 9'10")

Bathroom to side - 2.31m x 1.88m (7'7" x 6'2")

A well-maintained modern detached bungalow set in a cul-de-sac location with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, modern breakfast kitchen, two double bedrooms with fitted wardrobes and an ensuite shower room, modern bathroom, landscaped rear garden, garage and driveway providing off-road parking.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

COUNCIL TAX BAND: E

EPC Rating: B

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.

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