

DRAKES

ESTATE AGENTS



Prospect Lane, Solihull, B91 1HJ Guide Price £520,000

- Being Sold Via Modern Method Of Auction In Collaboration With Brookvale Auctions
- BIDDING STARTS 5TH SEPTEMBER 2026 AND ENDS 11TH SEPTEMBER 2026 @ 7PM
- A Spacious Detached Family Home Set On An Impressive Plot
- Huge Potential For Extension (STPP) & Modernisation
- Four Bedrooms
- Three Reception Rooms & Kitchen
- Family Bathroom With Sparate WC
- Utility Room & Guest WC
- Garage & Off Road Parking
- Large 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

DRAKES

ESTATE AGENTS



Dining Room to front - 3.66m max x 3.66m (12'0" x 12'0")
 Lounge to rear - 5.16m x 3.66m (16'11" x 12'0")
 Breakfast Room to rear - 4.04m x 2.41m (13'3" x 7'11")
 Kitchen to rear - 1.55m x 2.24m (5'1" x 7'4")
 Inner Lobby - 2.06m x 2.24m (6'9" x 7'4")
 Utility Room - 5.16m x 1.7m (16'11" x 5'7")
 Garage - 4.57m x 2.54m (15'0" x 8'4")
 Bedroom One to rear - 5.16m x 3.66m (16'11" x 12'0")
 Bedroom Two to front - 3.66m max x 3.66m (12'0" x 12'0")
 Bedroom Three to rear - 3m x 4.75m (9'10" x 15'7")
 Bedroom Four to front - 1.8m x 2.11m (5'11" x 6'11")
 Family Bathroom to front - 3.66m x 1.8m (12'0" x 5'11")

A superb opportunity to purchase a spacious four bedroom detached property on an impressive plot being sold via modern method of auction. The property has huge potential for extension (STPP) & modernisation, set in a convenient location on a sought after road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: F

EPC Rating: E

Tenure: Freehold



Total area: approx. 1759.3 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. 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