

DRAKES

ESTATE AGENTS



Alcester Road, Hollywood, B47 5NR

£495,000

- An Extended Semi-Detached Home
- Re-fitted Breakfast Kitchen
- Lounge/Dining Room
- Conservatory
- Guest W.C
- Utility Room & Grooming Room
- Four Good Size Bedrooms
- En-Suite Shower Room & Family Bathroom
- Impressive Rear Garden
- Generous Driveway & Garage



SCAN TO VIEW
VIRTUAL TOUR

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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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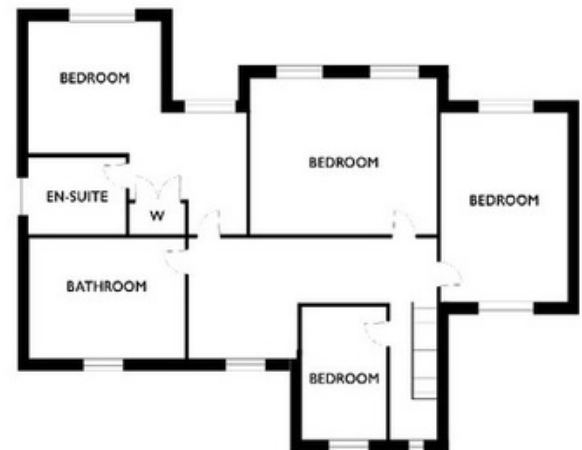
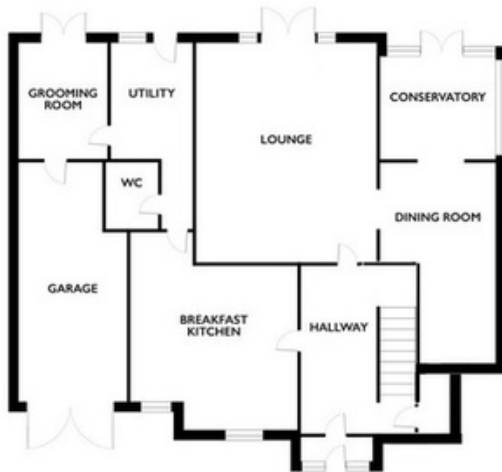


Kitchen to front - 4.09m max x 5.08m max (13'5" max x 16'8" max)
 Utility Room to side - 2.82m x 2.13m (9'3" x 7'0")
 Grooming Room to side - 3.07m x 2.9m (10'1" x 9'6")
 Lounge Area to rear - 5.49m x 4.57m (18'0" x 15'0")
 Dining Area - 3.56m x 3.02m (11'8" x 9'11")
 Conservatory to rear - 3.58m x 2.46m (11'9" x 8'1")
 Bedroom One to rear - 5.13m x 3.53m (16'10" x 11'7")
 Ensuite to side - 2.13m x 1.55m (7'0" x 5'1")
 Bedroom Two to rear - 4.55m x 3.1m (14'11" x 10'2")
 Bedroom Three to to side - 5.44m x 2.84m (11'82" x 9'4")
 Bedroom Four to front - 2.82m x 2.39m (9'3" x 7'10")
 Family Bathroom to side - 3.56m x 2.08m (11'8" x 6'10")
 Garage - 5.26m x 3.02m (17'3" x 9'11")

An exceptionally spacious and extensively extended family home, ideally situated in a convenient location. Enjoying a generous rear garden, large driveway, garage, fabulous lounge/dining room, conservatory, re-fitted dining kitchen, guest WC, utility room, grooming room, four well-proportioned bedrooms, en-suite shower room and a family bathroom.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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: D
 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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