

DRAKES

ESTATE AGENTS



Harnall Close, Shirley, B90 4QR

£465,000

- An Extended Detached Family Home
- Four Bedrooms
- Dining Kitchen
- Lounge
- Re-Fitted En-Suite Shower Room
- Re-Fitted Family Bathroom
- Spacious Utility Room
- Guest WC
- Off Road Parking & Garage
- Good Size Private Rear Garden



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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



Entrance Hall

Guest WC to front

Lounge to front - 4.65m x 3.86m (15'3" x 12'8")

Dining Kitchen to rear - 5m x 3.23m (16'5" x 10'7")

Spacious Utility Room to rear - 3.35m x 2.34m (11'0" x 7'8")

Bedroom One to front - 5.89m x 2.34m (19'4" x 7'8")

En-Suite Shower Room to rear - 2.34m x 1.93m (7'8" x 6'4")

Bedroom Two to rear - 3.99m x 2.82m (13'1" x 9'3")

Bedroom Three to front - 3.89m x 2.82m (12'9" x 9'3")

Bedroom Four to front - 2.84m x 1.96m (9'4" x 6'5")

Family Bathroom to rear - 2.31m x 1.91m (7'7" x 6'3")

Garage - 5.64m x 2.49m (18'6" x 8'2")

Private Rear Garden

A well presented & extended detached family home benefitting from four bedrooms, re-fitted en-suite shower room & family bathroom, dining kitchen, spacious utility, lounge, guest WC, garage, off road parking and private rear garden.

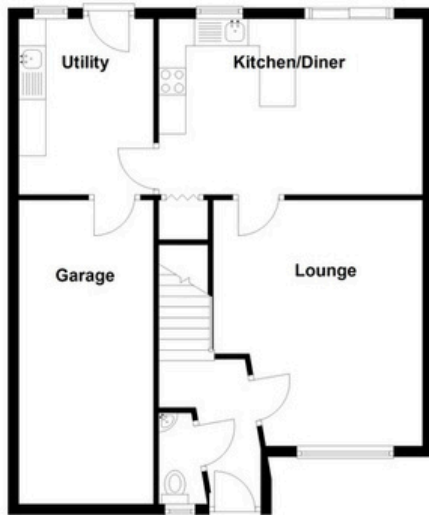
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E

EPC Rating: C

Tenure: Freehold

Ground Floor
Approx. 64.8 sq. metres (697.3 sq. feet)



First Floor
Approx. 60.2 sq. metres (648.4 sq. feet)



Total area: approx. 125.0 sq. metres (1345.7 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.

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