



Oakwood Road, Hollywood, B47 5DX

£335,000

- A Well Maintained Link Detached Property
- Three Bedrooms With Fitted Wardrobes
- Open Plan Lounge & Dining Room
- Kitchen
- Utility Room & Guest WC
- Family Bathroom
- Garage & Off Road Parking
- Delightful West Facing Rear Garden
- No Upward Chain
- Potential To Extend (STPP)



SCAN TO VIEW
VIRTUAL TOUR

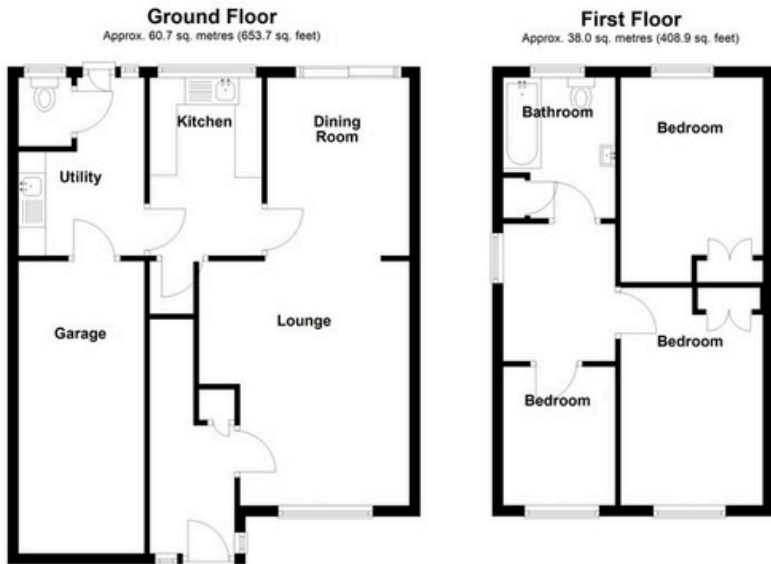


- Lounge to front - 4.88m x 3.81m max (16'0" x 12'6")
- Dining Area to rear - 3.1m x 2.62m (10'2" x 8'7")
- Kitchen to rear - 3.12m x 1.93m (10'3" x 6'4")
- Utility Room to rear - 2.21m max x 2.44m max (7'3" x 8'0")
- Guest WC to rear
- Bedroom Two to front - 3.84m x 2.74m (12'7" x 9'0")
- Bedroom One to rear - 4.14m x 2.82m (13'7" x 9'3")
- Bedroom Three to front - 2.67m x 1.91m (8'9" x 6'3")
- Family Bathroom to rear - 2.36m max x 1.75m max (7'9" x 5'9")
- Garage - 5.3m x 2.2m (17'4" x 7'2")

A well maintained link detached family home benefitting from no upward chain, potential to extend (STPP), three bedrooms with fitted wardrobes and storage, open plan lounge & dining room, kitchen, utility room, guest WC, family bathroom, garage, delightful West facing rear garden and off road parking.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	81
(39-54) E	66
(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: D
 Tenure: Freehold



Total area: approx. 98.7 sq. metres (1062.6 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.