

DRAKES

ESTATE AGENTS



Shawhurst Gardens, Hollywood, B47 5JQ

Offers Over £475,000

- A Spacious Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Breakfast Kitchen
- Four Piece Family Bathroom
- En-Suite Shower Room
- Pleasant Rear Garden
- Garage & Off Road Parking
- Sought After Gated Community
- No Upward Chain



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



Lounge to rear - 4.78m x 4.14m (15'8" x 13'7")
 Breakfast Kitchen to side - 3.76m x 3.58m (12'4" x 11'9")
 Dining Room/Bedroom Three to side - 2.84m x 2.34m (9'4" x 7'8")
 Bedroom One to rear - 3.66m x 3.96m (12'0" x 13'0")
 En-Suite Shower Room to side - 2.82m x 1.12m (9'3" x 3'8")
 Bedroom Two to front - 3.43m into bay x 3.81m min (11'3" x 12'6")
 Four Piece Family Bathroom to side - 2.31m x 2.82m (7'7" x 9'3")

A spacious detached bungalow in a sought after gated community benefitting from no upward chain, three bedrooms, lounge, breakfast kitchen, four piece family bathroom, en-suite shower room, pleasant rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		84
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: E
 EPC Rating: D
 Tenure: Freehold



Total area: approx. 998.2 sq. feet

The vendor advises that the property is Freehold with an annual service charge of approx. £500. 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