

DRAKES

ESTATE AGENTS



Webster Avenue, Shirley, B90 4FD

Offers Over £357,500

- Convenient Location
- Pleasant Outlook To The Front
- Driveway Parking To Side With EV Charging
- Landscaped Rear Garden
- Solar Panels To Front & Rear
- Modern Family Bathroom & Guest WC
- Dining Kitchen
- Attractive Lounge
- Three Well Proportioned Bedrooms
- A Beautifully Presented Semi Detached Home



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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Lounge to front - 4.14m max x 3.68m max (13'7" x 12'1")
 Inner Lobby - 1.57m x 1.42m (5'2" x 4'8")
 Guest WC - 1.75m x 0.97m (5'9" x 3'2")
 Dining Kitchen to rear - 4.62m x 2.67m (15'2" x 8'9")
 Bedroom One to front - 4.72m max x 2.74m (15'6" x 9'0")
 Bedroom Two to rear - 3.2m x 2.77m (10'6" x 9'1")
 Bedroom Three to rear - 3.2m x 1.73m (10'6" x 5'8")
 Family Bathroom to side - 1.91m x 1.83m (6'3" x 6'0")

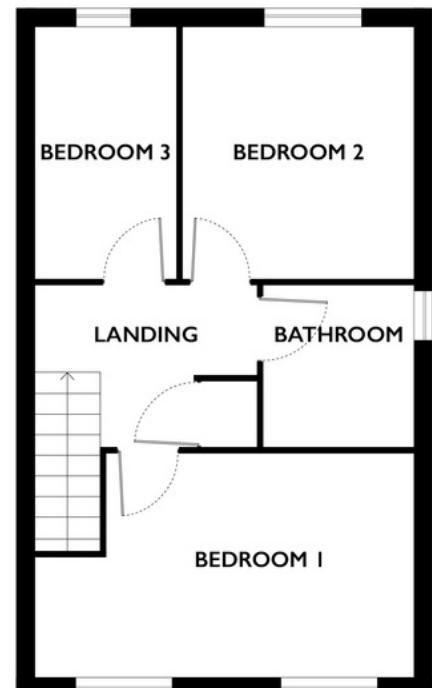
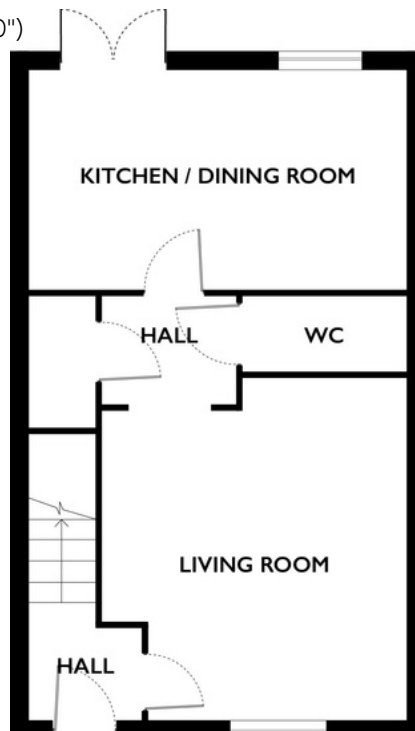
A recently constructed and beautifully presented semi detached home in a convenient location with a delightful outlook to the front, benefitting from driveway parking with EV charger, solar panels to front and rear, three well proportioned bedrooms, modern dining kitchen, attractive lounge, modern family bathroom, guest WC and landscaped rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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: B

Tenure: Freehold



The vendor advises that the property is Freehold, with an annual service charge of approx. £238. 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.

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