

DRAKES

ESTATE AGENTS



Sandgate Road, Hall Green, B28 0UJ

OIRO £335,000

- An Extended Semi Detached Family Home
- Four Bedrooms
- Lounge Diner & Additional Family Room
- Extended Kitchen
- Family Bathroom
- Modern En-Suite Shower Room
- Off Road Parking
- Delightful Good Size Rear Garden
- Superb Potential To Extend Further STPP
- Convenient Location For Schooling & Transport Links



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

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Welcoming Entrance Hall

Attractive Through Lounge Diner to front - 6.71m x 2.97m (22'0" x 9'9")

Versatile Family Room to rear - 4.14m x 2.31m (13'7" x 7'7")

Extended Kitchen to rear - 5.21m x 2.26m (17'1" x 7'5")

Covered Side Passage - 5.99m x 1.37m (19'8" x 4'6")

Bedroom Two to rear - 3.68m into bay x 2.97m (12'1" x 9'9")

Bedroom Three to front - 3.58m into bay x 2.21m (11'9" x 7'3")

Bedroom Four to front - 2.34m x 1.4m (7'8" x 4'7")

Family Bathroom to rear - 1.83m x 1.55m (6'0" x 5'1")

Top Floor Bedroom One to rear - 4.27m with restricted head height x 2.9m (14'0" x 9'6")

En-Suite Shower Room to rear - 1.88m x 1.3m (6'2" x 4'3")

Delightful Good Sized Rear Garden

Large Storage Shed/Workshop - 5.41m x 2.49m (17'9" x 8'2")

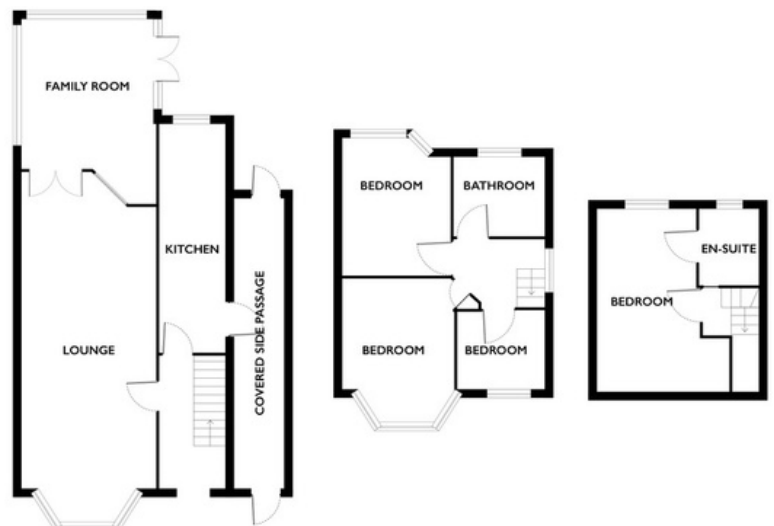
A well presented & extended semi detached family home in a convenient location with potential to extend further (STPP), the property has four bedrooms, two double bedrooms and two single bedrooms, open plan lounge diner, extended kitchen, family room, en-suite shower room, family bathroom, covered side passage, delightful rear garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(56-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: E

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.

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