



Coppice Gardens, Hollywood, B47 5JJ

£350,000



SCAN TO VIEW
VIRTUAL TOUR

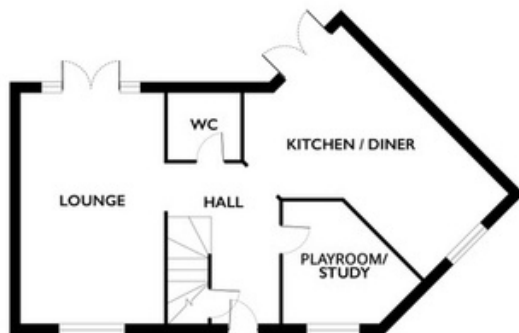
- A Well Presented Semi Detached Home
- Four Bedrooms
- Two Reception Rooms
- Attractive Breakfast Kitchen
- En-Suite Shower Room
- Family Bathroom
- Guest WC
- Off Road Parking & Garage
- Southerly Facing Rear Garden
- No Upward Chain



- Entrance Hall
- Dual Aspect Lounge - 4.78m x 2.95m (15'8" x 9'8")
- Reception Room Two to front
- Dual Aspect Breakfast Kitchen - 4.83m x 3.56m max (15'10" x 11'8")
- Guest WC
- Bedroom One to front - 3.12m x 2.92m (10'3" x 9'7")
- En-Suite Shower Room to rear - 2.74m into shower x 0.94m min (9'0" x 3'1")
- Bedroom Two to front - 3.28m x 2.57m (10'9" x 8'5")
- Bedroom Three to rear - 2.13m max x 3.23m max (7'0" x 10'7")
- Bedroom Four to front - 2.16m max x 1.98m max (7'1" x 6'6")
- Family Bathroom to rear - 1.96m x 1.65m (6'5" x 5'5")
- Low Maintenance Southerly Facing Rear Garden

A well presented semi detached family home benefitting from no upward chain, four bedrooms, two reception rooms, modern breakfast kitchen, family bathroom, en-suite shower room, guest WC, landscaped low maintenance southerly facing rear garden, off road parking and garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	83	
(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: C
 Tenure: Freehold

The vendor advises that the property is Freehold with an annual service charge of approx £240. 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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