

DRAKES

ESTATE AGENTS



Haslucks Green Road, Shirley, B90 2LH

£425,000

- An Extended Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Extended L-Shaped Dining Kitchen
- Spacious Four Piece Family Bathroom
- Guest WC
- Garage
- Off Road Parking
- Delightful Southerly Facing Rear Garden
- Convenient Location



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

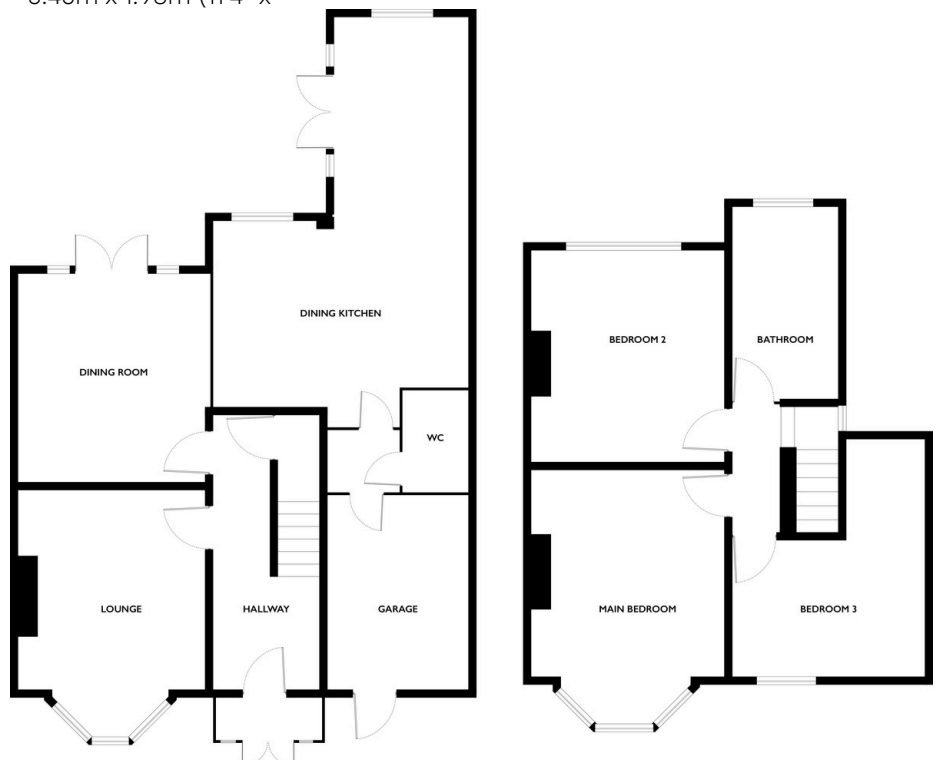
ESTATE AGENTS



Sitting Room to front - 4.11m into bay x 3.53m (13'6" x 11'7")
 Lounge to rear - 3.73m x 3.43m (12'3" x 11'3")
 Extended L-Shaped Dining Kitchen to rear - 6.45m max x 4.06m max (21'2" x 13'4")
 Bedroom One to front - 4.34m into bay x 3.38m (14'3" x 11'1")
 Bedroom Two to rear - 3.73m x 3.4m (12'3" x 11'2")
 L-Shaped Bedroom Three to front - 3.96m max x 4.19m max (13'0" max 8'1" min x 13'9")
 Spacious Four Piece Family Bathroom to rear - 3.45m x 1.98m (11'4" x 6'6")
 Garage - 4.14m x 2.26m (13'7" x 7'5")

An extended & well maintained family home in a convenient location benefitting from three double bedrooms, two reception rooms, extended dining kitchen, spacious four piece family bathroom, guest WC, delightful southerly facing rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		101
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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: D
 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.

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

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