

DRAKES

ESTATE AGENTS



Oakwood Road, Hollywood, B47 5DX

Offers Over £350,000

- A Link Detached Property
- Potential To Extend STPP
- No Upward Chain
- Three Bedrooms
- Through Lounge Diner
- Conservatory
- Large Utility Area
- Family Shower Room & Guest WC
- Off Road Parking & Garage
- Good Size West Facing Rear Garden



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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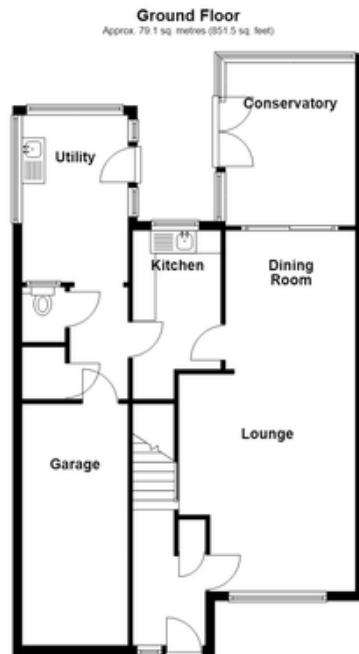
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Lounge Area to front - 4.78m x 3.76m (15'8" x 12'4")
 Through Dining Room to rear - 2.64m x 2.97m (8'8" x 9'9")
 Conservatory - 3.38m x 2.46m (11'1" x 8'1")
 Kitchen to rear - 3.05m x 1.91m (10'0" x 6'3")
 Inner Lobby - 2.74m x 1.3m (9'0" x 4'3")
 Utility to rear - 3.43m x 2.34m (11'3" x 7'8")
 Bedroom One to rear - 3.89m x 2.82m (12'9" x 9'3")
 Bedroom Two to front - 3.86m x 2.67m (12'8" x 8'9")
 Bedroom Three to front - 2.87m x 1.93m (9'5" x 6'4")
 Shower Room to rear - 2.36m max x 1.73m max (7'9" x 5'8")
 Garage - 2.24m x 5.31m (7'4" x 17'5")

A link detached property with potential to extend (STPP), no upward chain, three bedrooms, through lounge diner, kitchen, conservatory, large utility area, guest WC, family shower room, garage, good size West facing rear garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 117.8 sq. metres (1268.4 sq. feet)

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.

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