

# DRAKES

ESTATE AGENTS



Douglas Road, Hollywood, B47 5JZ

£400,000

- A Spacious Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Family Bathroom With Separate WC
- Good Size West Facing Rear Garden
- Garage
- Off Road Parking
- No Upward Chain
- Potential To Extend STPP



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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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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Dining Room to front - 4.06m into bay x 3.28m (13'4" x 10'9")  
 Lounge to rear - 4.44m x 3.28m (14'7" x 10'9")  
 Breakfast Kitchen to rear - 3.35m max x 3.25m max (11'0" x 10'8")  
 Spacious Bedroom One to front - 4.19m x 3.58m (13'9" x 11'9")  
 Bedroom Two to rear - 3.35m x 3.35m (11'0" x 11'0")  
 Bedroom Three to front - 3.53m max x 2.74m max (11'7" x 9'0")  
 Bedroom Four to rear - 2.34m x 2.29m (7'8" x 7'6")  
 Family Bathroom to rear - 2.46m max x 1.88m max (8'1" x 6'2")  
 Separate WC to side  
 Garage - 4.75m x 2.46m (15'7" x 8'1")  
 Gardeners WC

A spacious and well maintained semi detached family home with the potential to extend (STPP), no upward chain, four bedrooms, two reception rooms, breakfast kitchen, bathroom with separate WC, West facing rear garden, gardeners WC, garage and off road parking.

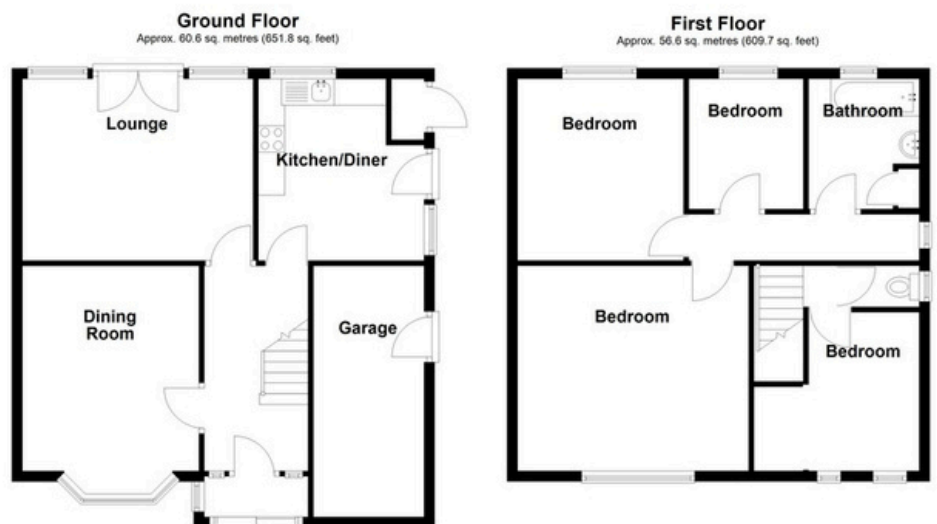
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)

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