

# DRAKES

ESTATE AGENTS



Arden Road, Hollywood, B47 5DJ

£340,000

- A Versatile Semi Detached Dormer Bungalow
- Three/Four Bedrooms
- Lounge
- Kitchen
- Re-Fitted Shower Room With Separate WC
- Full Length Garage
- Potential To Extend STPP
- Delightful Rear Garden
- Off Road Parking
- No Upward Chain



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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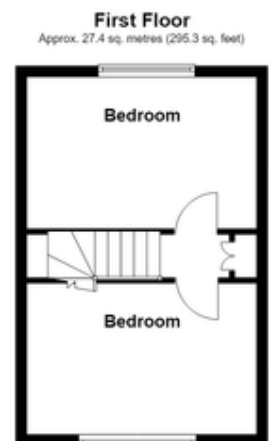
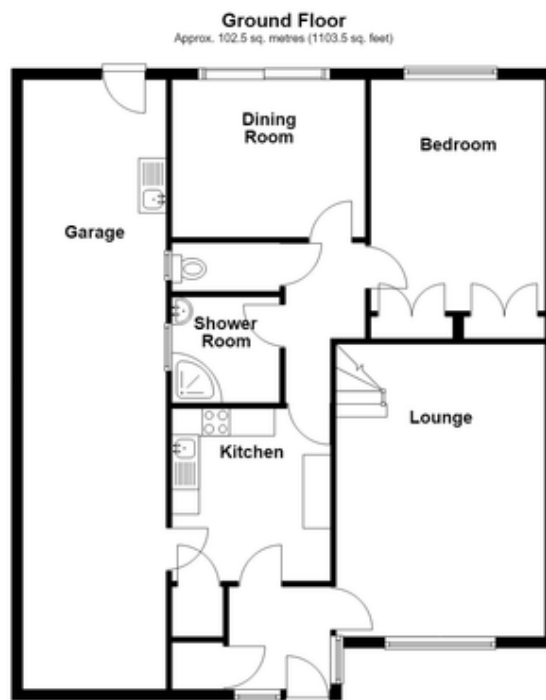


Lounge to front - 3.58m x 5.11m (11'9" x 16'9")  
 Kitchen to side - 2.95m x 2.57m (9'8" x 8'5")  
 Dining Room/Bedroom Four to rear - 2.84m x 3.15m (9'4" x 10'4")  
 Bedroom One to rear - 3.05m x 3.76m up to wardrobes (10'0" x 12'4")  
 Re-Fitted Shower Room to side - 1.7m x 1.63m (5'7" x 5'4")  
 Bedroom Two to rear - 4.42m x 2.67m (14'6" x 8'9")  
 Bedroom Three to front - 4.5m x 2.57m (14'9" x 8'5")  
 Garage - 10.85m x 2.26m (35'7" x 7'5")

A versatile semi detached dormer bungalow with no upward chain, potential to extend STPP, three/four bedrooms, lounge, kitchen, re-fitted shower room with separate WC, full length garage, delightful rear garden 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>                            |         | 83        |
| (69-80) <b>C</b>                            | 72      |           |
| (55-68) <b>D</b>                            |         |           |
| (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: C  
 EPC Rating: D  
 Tenure: Freehold



Total area: approx. 129.9 sq. metres (1398.8 sq. feet)

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

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