

DRAKES

ESTATE AGENTS



New Road, Hollywood, B47 5ND

Guide Price £250,000

- A Link Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Through Dining Room
- Kitchen
- No Upward Chain
- Bathroom & Additional WC
- Superb Potential For Modernisation & Re-Configuration
- Westerly Facing Rear Garden With Private Access To Fields To Rear
- Driveway Parking



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

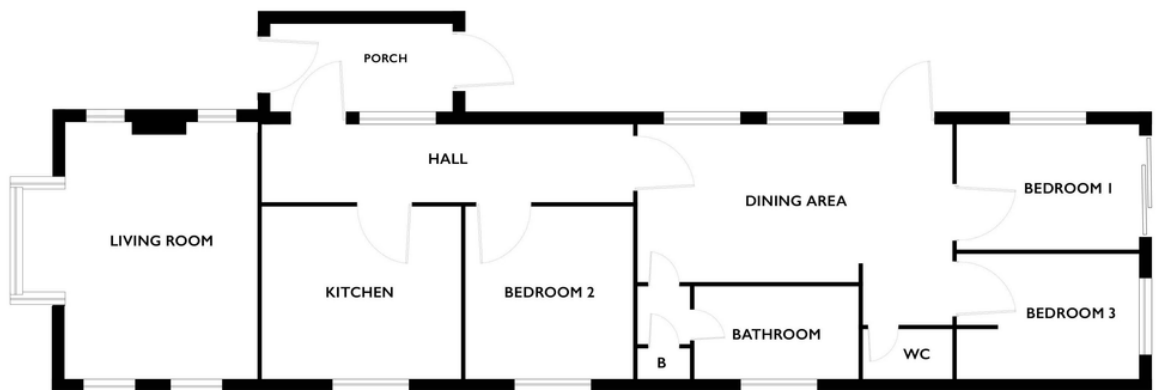
ESTATE AGENTS



Spacious Lounge to front - 4.95m into bay x 4.19m (16'3" x 13'9")
 Kitchen to side - 3.05m x 2.34m (10'0" x 7'8")
 Bedroom to side - 3.07m x 2.36m (10'1" x 7'9")
 Through Dining Room to side - 4.7m x 2.36m (15'5" x 7'9")
 Family Bathroom to side - 2.49m x 1.6m (8'2" x 5'3")
 Bedroom to rear - 4.17m x 2.31m (13'8" x 7'7")
 Bedroom to rear - 3.2m min x 1.7m (10'6" x 5'7")

A link detached bungalow in need of modernisation with huge potential for improvement and reconfiguration with accommodation currently comprising of three bedrooms, bathroom, additional WC, spacious lounge, kitchen, through dining room, Westerly facing rear garden with private access to fields to rear and driveway parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(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