

# DRAKES

ESTATE AGENTS



Rushleigh Road, Majors Green, B90 1DG

Offers Over £450,000

- A Beautifully Presented Family Home
- Four Good Size Bedrooms
- Impressive Dining Kitchen
- Spacious Lounge
- Family Bathroom
- En-Suite Bathroom
- Guest WC
- Delightful South Facing Rear Garden
- Off Road Parking
- Garage



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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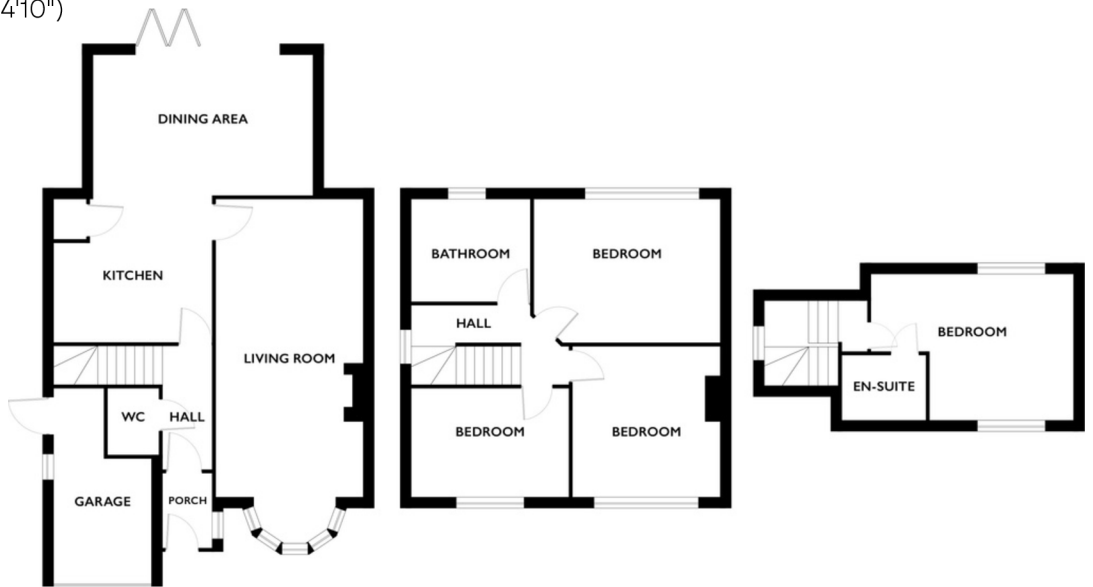
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- Spacious Lounge to front - 3.45m x 8.1m (11'4" x 26'7")
- Impressive Dining Kitchen to rear - 6.68m max x 5.13m max (21'11" x 16'10")
- Guest WC to front
- Bedroom One to rear - 4.37m x 3.38m (14'4" x 11'1")
- Bedroom Two to front - 3.45m x 3.56m (11'4" x 11'8")
- Bedroom Three to front - 3.71m x 2.57m (12'2" x 8'5")
- Family Bathroom to rear - 2.79m x 2.39m (9'2" x 7'10")
- Top Floor Bedroom Four to rear - 4.72m x 3.43m (15'6" x 11'3")
- En-Suite Bathroom to front - 1.96m x 1.5m (6'5" x 4'11")
- Garage - 2.26m x 4.52m (7'5" x 14'10")

An extended & beautifully presented semi detached family home benefitting from four bedrooms, superb dining kitchen, spacious lounge, family bathroom, en-suite bathroom, guest WC, landscaped South facing rear garden, 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>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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