



Silver Birch Drive, Hollywood, B47 5RB

Offers Over £400,000

- A Characterful Cottage Style Home
- Three Well Proportioned Bedrooms
- Open Plan Lounge Diner
- Breakfast Kitchen
- En-Suite Shower Room
- Family Bathroom
- Guest WC
- Delightful South Facing Rear Garden
- Generous Corner Plot
- Garage & Off Road Parking



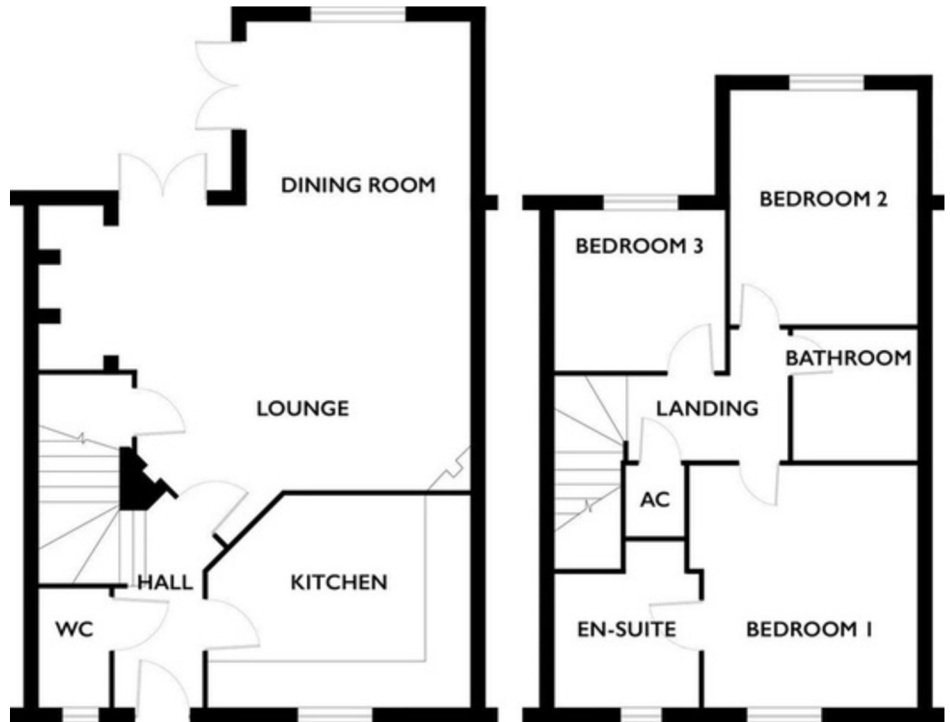


- pBreakfast Kitchen to front - 3.58m x 2.95m (11'9" x 9'8")
- Guest WC to front
- Open Plan Lounge Diner to rear - 6.73m x 4.8m max (22'1" x 15'9")
- Bedroom One to front - 3.05m x 3.2m (10'0" x 10'6") plus fitted wardrobes
- En-Suite Shower Room to front - 2.13m x 2.18m (7'0" x 7'2")
- Bedroom Two to rear - 3.43m x 3.23m (11'3" x 10'7")
- Bedroom Three to rear - 2.62m x 2.31m (8'7" x 7'7")
- Family Bathroom to side
- Garage
- Delightful South Facing Rear Garden

A beautifully presented cottage style home on a generous corner plot with superb potential for extension (STPP), benefitting from three well proportioned bedrooms, open plan lounge diner with feature Inglenook fireplace, breakfast kitchen, en-suite shower room, family bathroom, guest WC, delightful South facing rear garden, garage and off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(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: E
 EPC Rating: C
 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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