

DRAKES

ESTATE AGENTS



Stot Fold Road, Birmingham, B14 5JB

Auction Guide Price £210,000

- A Semi Detached Property
- In Need Of Some Modernisation
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

- Family Bathroom & Guest WC
- Garden to Side
- Garage/Store Room
- Off Road Parking
- No Upward Chain



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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Entrance Hall

Lounge to front - 3.76m x 2.97m (12'4" into bay x 9'9")

Dining Room to rear - 3.35m into bay x 2.97m (11'0" x 9'9")

Extended Kitchen to Rear - 3.2m x 2.9m max (10'6" x 9'6")

Guest WC to rear

Bedroom One to front - 3.89m into bay x 2.87m (12'9" x 9'5")

Bedroom Two to rear - 3.38m into bay x 2.64m (11'1" x 8'8")

Bedroom Three to front - 2.03m x 1.83m (6'8" x 6'0")

Family Bathroom to rear - 2.01m x 1.63m (6'7" x 5'4")

Garden to side

Small Courtyard Style Garden to rear

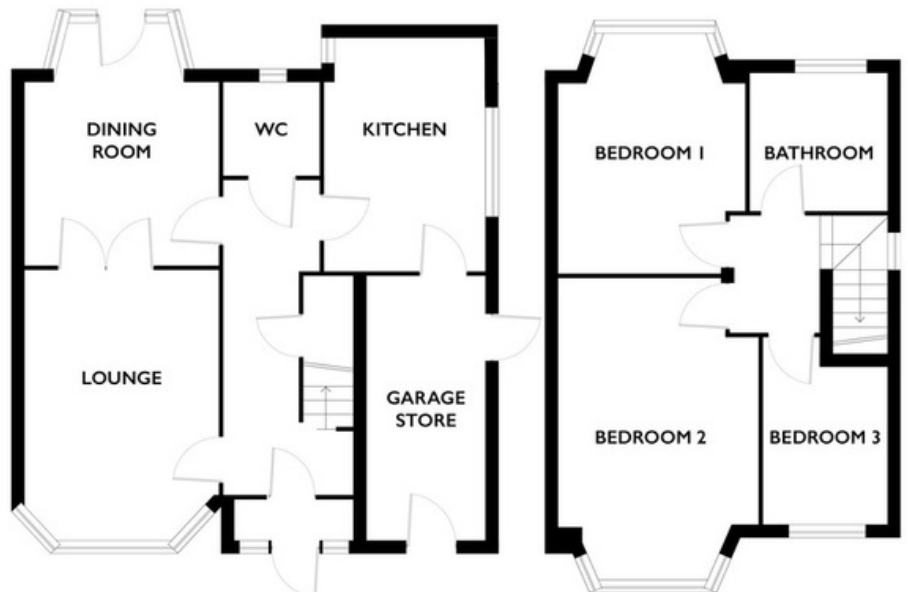
For sale by modern method of auction a semi detached property in need of some modernisation with no upward chain, three bedrooms, two reception rooms, extended kitchen, family bathroom, guest WC, garden to side wrapping around to a further small courtyard style garden to the rear, off road parking and garage/store room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(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: B

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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). 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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