

DRAKES

ESTATE AGENTS



Blythsford Road, Hall Green, B28 OUT

£345,000

- An Extended & Beautifully Presented Semi Detached Home
- Three Bedrooms
- Open Plan Dining Kitchen
- Lounge
- Re-Fitted Family Bathroom
- Utility Room
- Delightful Southerly Facing Rear Garden
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 3.76m max x 3.84m into bay (12'4" x 12'7")
 Dining Room - 3.71m min x 3.76m max (12'2" x 12'4")
 Open Plan Kitchen to rear - 3.56m x 3.17m (11'8" x 10'5")
 Utility Room to rear - 3.68m x 1.88m (12'1" x 6'2")
 Bedroom One to front - 3.15m x 3.71m (10'4" x 12'2")
 Bedroom Two to rear - 3.38m x 2.06m min (11'1" x 6'9" min 12'3" max)
 Bedroom Three to side - 2.74m max x 2.57m max (9'0" x 8'5")
 Re-Fitted Family Bathroom to side - 2.36m max x 2.36m max (7'9" x 7'9")

An extended & beautifully presented semi detached family home benefitting from three bedrooms, open plan dining kitchen, re-fitted family bathroom, lounge, utility room, delightful Southerly facing rear garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		83
C (69-80)		
D (55-68)		
E (39-54)	51	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B

EPC RATING: E

TENURE: Freehold

Tenure

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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