



Pearmans Croft, Hollywood, B47 5ER

Offers Over £450,000

- A Deceptively Spacious Family Home
- Four Bedrooms
- Spacious Lounge
- Dining Room
- Re-Fitted Breakfast Kitchen
- Luxury Re-Fitted Bathroom
- Utility Room
- Guest WC
- Landscaped South West Facing Rear Garden
- Off Road Parking



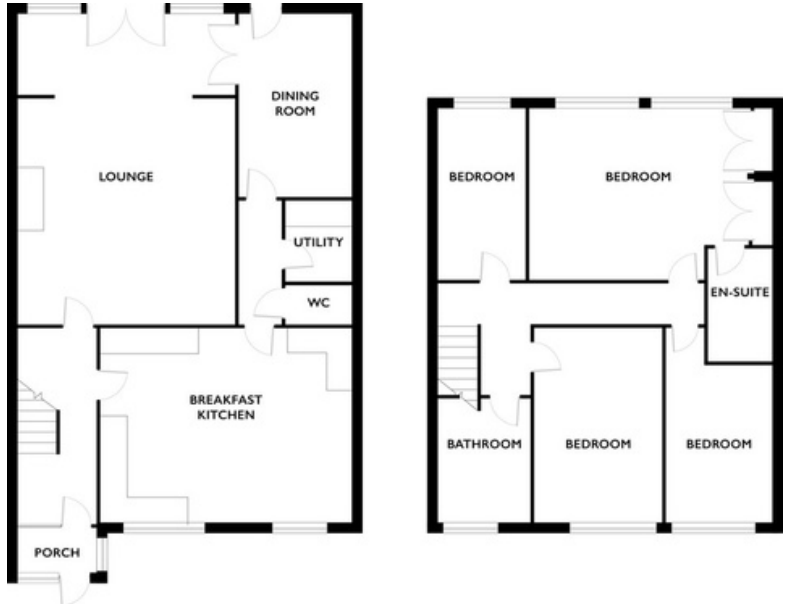
SCAN TO VIEW
VIRTUAL TOUR



- Re-Fitted Kitchen to front - 4.93m x 3.86m (16'2" x 12'8")
- Spacious Lounge to rear - 6.27m x 4.34m (20'7" x 14'3")
- Dining Room to rear - 3.53m x 2.21m (11'7" x 7'3")
- Utility Room to side - 1.6m x 1.27m (5'3" x 4'2")
- Guest WC to side
- Bedroom One to rear - 4.34m up to wardrobes x 3.25m (14'3" x 10'8")
- En-Suite Shower Room to side - 2.16m into shower x 1.24m (7'1" x 4'1")
- Bedroom Two to rear - 3.35m x 1.73m max (11'0" x 5'8")
- Bedroom Three to front - 3.07m x 2.18m (10'1" x 7'2")
- Bedroom Four to rear - 3.84m x 2.46m (12'7" x 8'1")
- Re-Fitted Family Bathroom to front - 2.34m x 1.7m (7'8" x 5'7")

An extended & deceptively spacious family home with four bedrooms, re-fitted breakfast kitchen, spacious lounge, dining room, luxury re-fitted bathroom, en-suite shower room, utility room, guest WC, landscaped South West facing rear garden & off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		77
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
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.

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