



Berry Maud Lane, Shirley, B90 1BZ

£400,000

- A Spacious Detached Family Home
- Three Double Bedrooms
- Spacious Lounge
- Dining Kitchen
- En-Suite Shower Room
- Family Bathroom
- Guest WC
- Off Road Parking
- Delightful Southerly Facing Garden



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

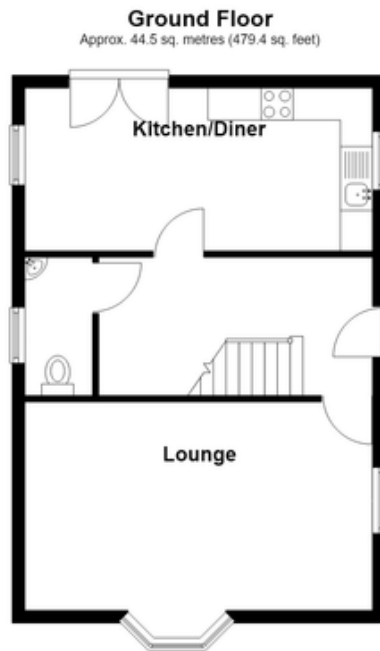
ESTATE AGENTS



Dual Aspect Lounge - 5.69m x 3.07m (18'8" x 10'1")
 Dual Aspect Dining Kitchen - 5.64m x 2.74m (18'6" x 9'0")
 Bedroom One to side - 3.86m x 3.17m (12'8" x 10'5")
 En-Suite Shower Room to front - 2.62m x 1.68m (8'7" x 5'6")
 Bedroom Two to front - 3.35m x 2.84m (11'0" x 9'4")
 Bedroom Three to side - 2.21m x 2.79m (7'3" x 9'2")
 Family Bathroom to front - 2.36m x 1.7m (7'9" x 5'7")

A spacious detached double fronted family home set on a corner plot with three double bedrooms, spacious lounge, dining kitchen, en-suite shower room, family bathroom, guest WC, delightful Southerly facing garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Total area: approx. 89.7 sq. metres (966.0 sq. feet)

COUNCIL TAX BAND: E
 EPC RATING: C

Tenure

The vendor advises that the property is Freehold, with a service charge of approx. £183 per annum. 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.