



Heath Road, Hollywood, B47 5LR

£475,000

- A Spacious Detached Family Home
- Three Double Bedrooms
- Spacious Lounge
- Dining Room
- Re-Fitted Kitchen

- Family Bathroom With Separate WC
- Utility Room & Guest WC
- Conservatory
- Southerly Facing Rear Garden
- Garage & Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR



- Spacious Lounge - 4.2m x 6.85m (13'9" x 22'5")
- Conservatory - 4.82m x 2.77m (15'9" x 9'1")
- Re-Fitted Kitchen to rear - 3.75m x 2.94m (12'3" x 9'7")
- Dining Room to front - 2.46m x 4.64m (8'0" x 15'2")
- Utility Room to rear - 2.85m x 2.33m (9'4" x 7'7")
- Guest WC
- Bedroom One to rear - 4.85m x 3.02m (15'10" x 9'10")
- Bedroom Two to front - 3.76m x 3.66m (12'4" x 12'0")
- Dual Aspect Bedroom Three - 2.43m x 4.06m (7'11" x 13'3")
- Family Bathroom to rear - 2.43m x 2.68m (7'11" x 8'9")
- Separate WC
- Garage - 2.85m x 5.92m (9'4" x 19'5")

A spacious & beautifully presented detached family home benefitting from the potential to extend subject to planning permission with three double bedrooms, spacious lounge, formal dining room, conservatory, re-fitted kitchen, utility room, guest WC, family bathroom with separate WC, private Southerly facing rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E
 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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