

DRAKES

ESTATE AGENTS



Priory Gardens, Hall Green, B28 0TQ

£199,000

- A Well Presented Terrace Property
- Two Double Bedrooms
- Four Piece Bathroom
- Lounge
- Kitchen
- Guest WC
- Private Rear Garden
- One Allocated Parking Space
- Private Rear Garden
- Secure Entrance



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

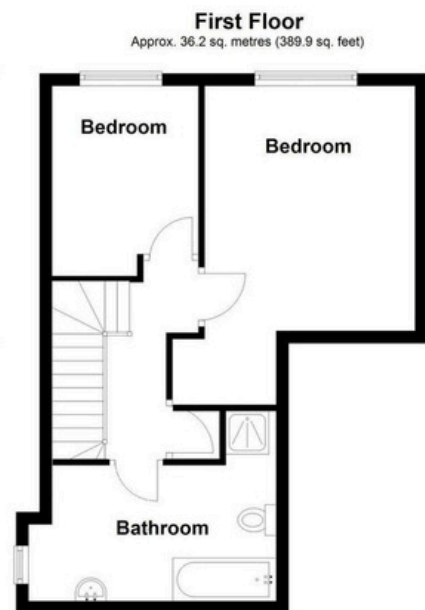
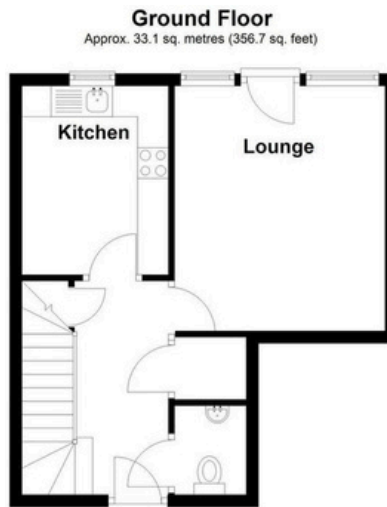
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Lounge to rear - 3.15m x 3.84m (10'4" x 12'7")
 Kitchen to rear - 2.64m x 2.59m (8'8" x 8'6")
 Bedroom One to rear - 5.08m max into study area x 3.23m (16'8" x 10'7")
 Bedroom Two to rear - 3.1m x 2.51m (10'2" x 8'3")
 Four Piece Bathroom - 2.79m x 2.49m (9'2" x 8'2")

A well presented terraced property benefitting from two good sized bedrooms, lounge, kitchen, four piece bathroom, guest WC, private rear garden, allocated parking, open fields to rear and a secure communal entrance providing additional security and extra peace of mind.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	77	81
(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. 69.4 sq. metres (746.6 sq. feet)

COUNCIL TAX BAND: C
 EPC RATING: C

Tenure

The vendor advises that the property is Freehold with an annual service charge of £1,900. 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.