

DRAKES

ESTATE AGENTS



Cryersoak Close, Monkspath, B90 4UW

£375,000

- A Well Presented Semi Detached Home
- Three Bedrooms
- No Upward Chain
- Modern Kitchen
- Lounge Diner
- Modern Family Bathroom
- Garage
- Off Road Parking
- Delightful Rear Garden
- Convenient Location



SCAN TO VIEW
VIRTUAL TOUR

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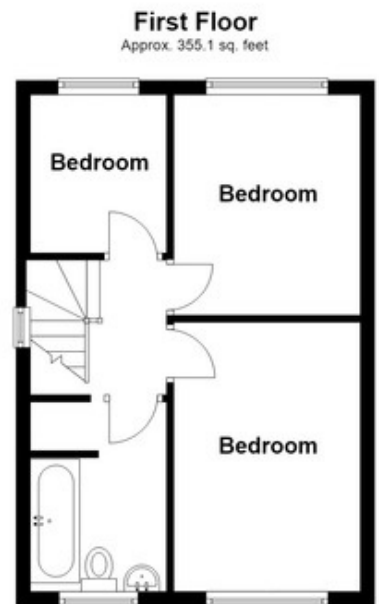
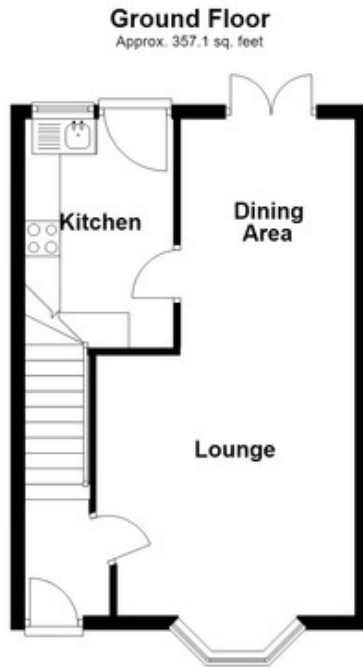
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Lounge Diner - 3.66m max x 7.04m (12'0" x 23'1")
 Kitchen to rear - 2.06m x 3.25m (6'9" x 10'8")
 Bedroom One to rear - 3.56m x 2.62m (11'8" x 8'7")
 Bedroom Two to front - 3.38m x 2.62m (11'1" x 8'7")
 Bedroom Three to rear - 2.54m x 1.91m (8'4" x 6'3")
 Family Bathroom to front - 2.57m x 1.91m (8'5" x 6'3")
 Garage - 5m x 2.59m (16'5" x 8'6")

A well presented semi detached home benefitting from no upward chain with three bedrooms, lounge diner, modern kitchen & family bathroom, delightful rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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. 712.1 sq. feet

COUNCIL TAX BAND: D

EPC RATING: C

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.

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.