

DRAKES

ESTATE AGENTS



Antony Road, Shirley, B90 2NX

£450,000

- Approved Planning Permission - PL/2025/01661/MINFHO
- An Extended & Well Presented Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Generous Utility Room
- Four Piece Family Bathroom
- Garage/Store Room
- Landscaped Rear Garden
- Sought After Location



SCAN TO VIEW
VIRTUAL TOUR

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Enclosed Porch
 Welcoming Entrance Hall
 Lounge to front - 6.45m x 3.45m (21'2" x 11'4")
 Dining Room to rear - 3.61m x 2.67m (11'10" x 8'9")
 Extended Kitchen to rear - 5.51m x 2.64m (18'1" x 8'8")
 Generous Utility Room to rear - 3.71m max x 2.92m max (12'2" x 9'7")
 Guest WC
 Garage/Store Room to front - 4.67m x 3.12m (15'4" x 10'3")
 Bedroom One to rear - 3.89m x 3.4m (12'9" x 11'2")
 Bedroom Two to front - 3.48m x 3.4m (11'5" x 11'2")
 Extended Bedroom Three to front - 5.51m x 2.36m max (18'1" x 7'9")
 Four Piece Family Bathroom to rear - 2.59m x 2.21m (8'6" x 7'3")
 Landscaped Rear Garden

A well presented & extended semi detached family home in a sought after location benefitting from approved planning permission, three double bedrooms, two reception rooms, extended kitchen, generous utility room, guest WC, four piece family bathroom, garage/store room, landscaped rear 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		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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