

DRAKES

ESTATE AGENTS



Oak Tree Lane, Hollywood, B47 5RH

£680,000

- A Beautifully Presented Detached Home
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Re-Fitted Breakfast Kitchen
- Utility Room & Guest WC
- Re-Fitted Family Bathroom
- Re-Fitted En-Suite Shower Room
- South West Facing Rear Garden
- Double Garage & Off Road Parking
- No Upward Chain



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

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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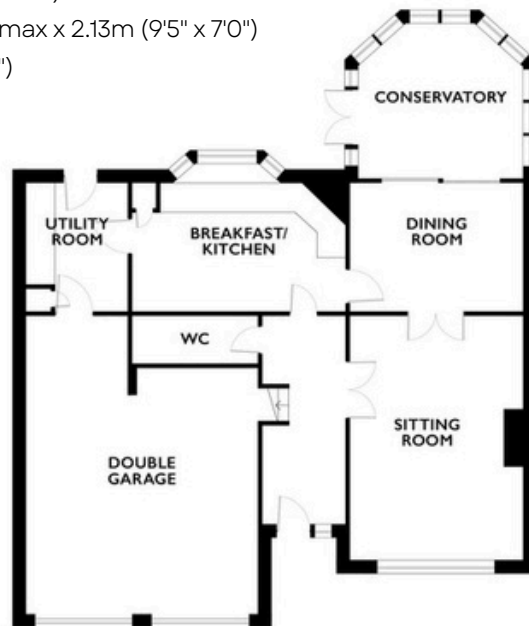


Spacious Lounge to front - 5.51m x 3.86m (18'1" x 12'8")
 Dining Room to rear - 3.66m x 2.82m (12'0" x 9'3")
 Re-fitted Breakfast Kitchen to rear - 4.78m x 2.74m (15'8" x 9'0")
 Conservatory - 3.45m x 3.23m (11'4" x 10'7")
 Good Size Utility Room to rear - 2.9m x 2.29m (9'6" x 7'6")
 Guest WC
 Bedroom One to front - 4.32m x 3.81m (14'2" x 12'6")
 Re-Fitted En-Suite Shower Room to front - 2.29m x 1.83m (7'6" x 6'0")
 Bedroom Two to rear - 3.96m x 3.43m (13'0" x 11'3")
 Bedroom Three to front - 2.92m into bay x 2.59m (9'7" x 8'6")
 Bedroom Four to rear - 2.9m x 2.03m (9'6" x 6'8")
 Re-Fitted Family Bathroom to rear - 2.87m max x 2.13m (9'5" x 7'0")
 Double Garage - 6.71m x 5.23m (22'0" x 17'2")
 South West Facing Rear Garden

A beautifully presented & immaculately maintained detached family home benefitting from no upward chain, potential to extend (STPP), re-fitted breakfast kitchen, family bathroom & en-suite shower room, four bedrooms, two reception rooms, conservatory, utility room, guest WC, double garage, South West facing 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		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: G
 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.

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.

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