

DRAKES

ESTATE AGENTS



Cubley Road, Hall Green, B28 8EH

Offers Over £375,000

- An Impressive Extended Detached Bungalow
- Two Double Bedrooms
- Stunning Open Plan Living/Dining Kitchen
- Luxury Four Piece Bathroom
- En-Suite & Dressing Room
- Southerly Facing Rear Garden
- Off-Road Parking
- Easy Conversion To Three Bedrooms



SCAN TO VIEW
VIRTUAL TOUR

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

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Open Plan Living/Dining Kitchen to rear - 7.77m x 4.93m (25'6" x 16'2")
 Utility to side - 2.69m x 1.8m (8'10" x 5'11")
 Bedroom One to front - 3.51m x 3.05m (11'6" x 10'0")
 Dressing Room - 3.2m x 3.07m (10'6" x 10'1")
 Ensuite to side - 2.97m x 1.14m (9'9" x 3'9")
 Bedroom Two to front - 3.48m x 3.1m (11'5" x 10'2")
 Bathroom to side - 2.64m x 1.83m (8'8" x 6'0")

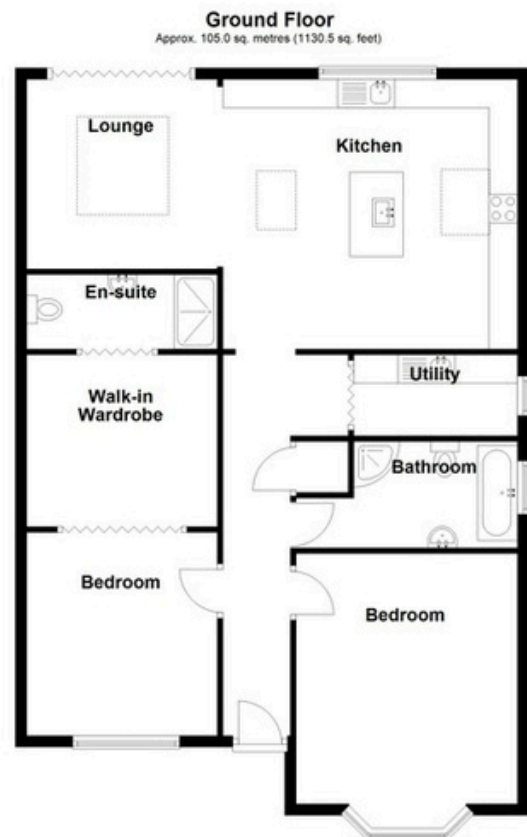
An impressive extended detached bungalow offering spacious accommodation with a stunning open plan living/dining kitchen, master bedroom with dressing room and en-suite, which could easily be changed to two bedrooms, further double bedroom, luxury bathroom, generous Southerly facing rear garden and driveway parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

COUNCIL TAX BAND: C
 EPC Rating: C
 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.



Total area: approx. 105.0 sq. metres (1130.5 sq. feet)