

DRAKES

ESTATE AGENTS



Peterbrook Road, Shirley, B90 1ED

Offers Over £475,000

- A Highly Individual Detached Home
- Three Double Bedrooms
- Lounge
- Full Width Living/Dining Kitchen
- Sitting Room/Fourth Bedroom
- Impressive Spacious Bathroom
- Guest WC & Utility Room
- Landscaped Rear Garden
- Garage & Off Road Parking
- Countryside Views to the Front



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



- Lounge to front - 5.56m x 3.86m (18'3" x 12'8") inc stairs
- Sitting Room/Bedroom Four to side - 3.96m x 3.07m (13'0" x 10'1")
- Utility to front - 2.95m x 2.06m (9'8" x 6'9")
- Living/Dining Kitchen to rear - 8.18m x 4.24m (26'10" x 13'11")
- Bedroom One to front - 4.44m x 3.07m (14'7" x 10'1")
- Bedroom Two to rear - 4.5m x 2.69m (14'9" x 8'10")
- Bedroom Three to front - 3.35m x 2.62m (11'0" x 8'7")
- Bathroom to rear - 3.53m x 3.3m (11'7" x 10'10")

A highly individual detached home with beautiful countryside views to the front and well-maintained accommodation comprising in brief of reception hall, lounge, guest WC, full-width living/dining kitchen, sitting room/fourth bedroom, utility room, three double bedrooms, an impressive spacious bathroom, landscape rear garden, garage and driveway providing 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			
(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. 155.8 sq. metres (1676.6 sq. feet)

COUNCIL TAX BAND: E
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.

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