

DRAKES

ESTATE AGENTS



Forest Way, Hollywood, B47 5JS

£450,000

- A Link Detached Home On A Corner Plot
- Four Bedrooms
- Spacious Lounge
- Impressive Family Dining Kitchen
- Family Bathroom & Guest WC
- Home Office
- Further Playroom/Office
- South West Facing Rear Garden
- Double Garage
- Generous Off Road Parking



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

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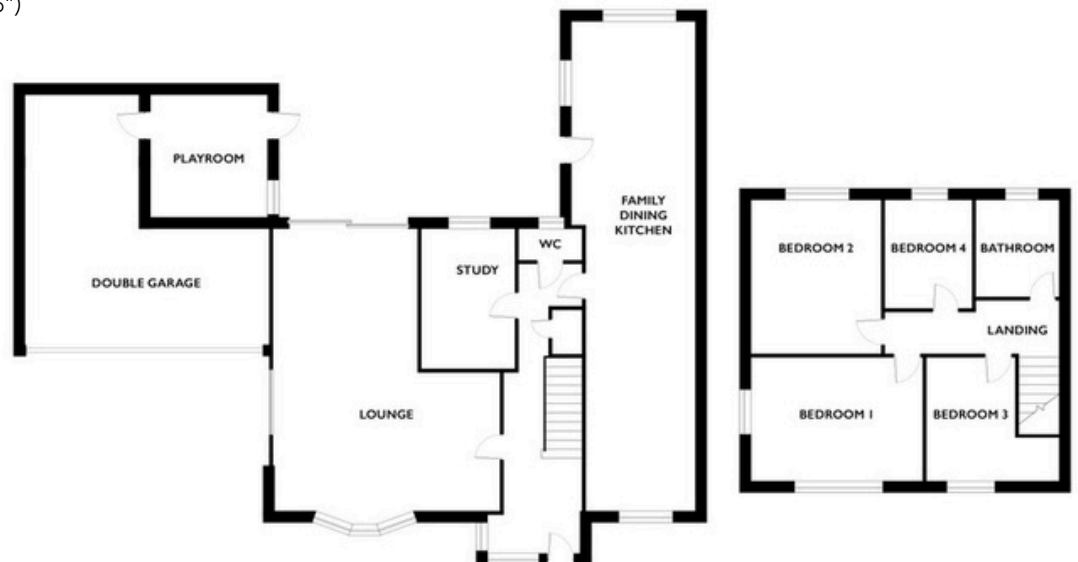
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Spacious Lounge - 6.55m x 5m (21'6" x 16'5")
 Home Office to rear - 3.15m x 1.83m (10'4" x 6'0")
 Impressive Family Dining Kitchen - 11.48m x 2.77m max (37'8" x 9'1")
 Guest WC
 Playroom/Office - 2.59m x 2.36m (8'6" x 7'9")
 Dual Aspect Bedroom One - 3.89m x 2.95m (12'9" x 9'8")
 Bedroom Two to rear - 3.48m x 2.92m (11'5" x 9'7")
 Bedroom Three to front - 3.07m max x 2.92m max (10'1" x 9'7")
 Bedroom Four to rear - 1.98m into wardrobe x 2.46m (6'6" x 8'1")
 Family Bathroom to rear - 2.21m x 1.91m (7'3" x 6'3")
 Garage - 5.41m x 2.87m (17'9" x 9'5")

A well presented link detached family home set on a generous corner plot benefitting from four bedrooms, spacious lounge, impressive family dining kitchen with roof lantern, home office, guest WC, further playroom/office, family bathroom, double garage, ample off road parking and South West facing rear garden wrapping to the side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		82
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: D
 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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