



Farmers Lane, Tidbury Green, B90 1UU

£475,000

- A Well-Maintained Detached Bungalow
- Two Double Bedrooms
- Lounge/Dining Room
- Modern Breakfast Kitchen
- Fitted Wardrobes & En-suite Shower Room
- Modern Bathroom
- Landscaped Rear Garden
- Garage
- Off Road Parking
- Cul-de-sac Location



SCAN TO VIEW
VIRTUAL TOUR



- Breakfast Kitchen to front - 3.43m x 3.84m (11'3" x 12'7")
- Lounge to rear - 5.74m x 4.32m (18'10" x 14'2")
- Bedroom One to rear - 4.04m x 3.45m (13'3" x 11'4")
- Ensuite to rear - 2.51m x 1.4m (8'3" x 4'7")
- Bedroom Two to front - 3.68m x 3m (12'1" x 9'10")
- Bathroom to side - 2.31m x 1.88m (7'7" x 6'2")

A well-maintained modern detached bungalow set in a cul-de-sac location with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, modern breakfast kitchen, two double bedrooms with fitted wardrobes and an ensuite shower room, modern bathroom, landscaped rear garden, garage and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	



COUNCIL TAX BAND: E
 EPC Rating: B
 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 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. 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