

# DRAKES

ESTATE AGENTS



Haslucks Green Road, Shirley, B90 1DS

£357,700

- A Semi-Detached Property Close to Whitlocks End Train Station
- Three Good Sized Bedrooms
- L-shaped Lounge/Dining Room
- Kitchen
- Family Bathroom
- Separate WC
- Garage
- Off Road Parking
- Southerly Aspect Rear Garden



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



# DRAKES

ESTATE AGENTS



Lounge area - 4.98m x 3.38m (16'4" x 11'1")

Dining area - 2.9m x 2.24m (9'6" x 7'4")

Kitchen to rear - 2.74m x 2.72m (9'0" x 8'11")

Bedroom One to rear - 4.8m x 3.4m (15'9" x 11'2")

Bedroom Two to front - 3.78m x 3.02m (12'5" x 9'11")

Bedroom Three to rear - 2.77m x 2.26m (9'1" x 7'5")

Bathroom to side - 1.68m x 1.78m (5'6" x 5'10")

A semi-detached property in a convenient semi-rural location with accommodation comprising in brief of entrance porch, reception hall, L-shaped lounge/dining room, kitchen, three good-sized bedrooms, family bathroom, separate WC, driveway and garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

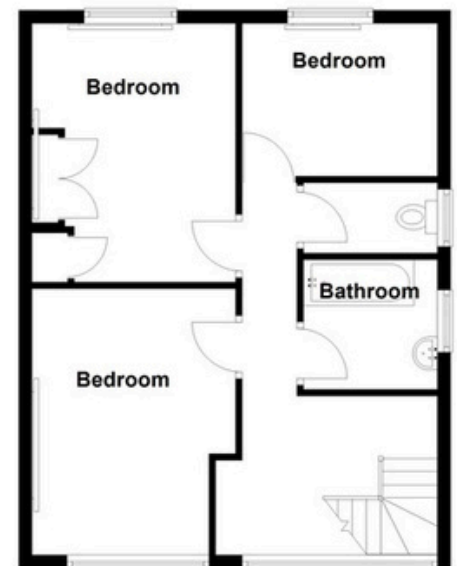
EPC Rating: D

Tenure: Freehold

**Ground Floor**  
Approx. 55.4 sq. metres (596.4 sq. feet)



**First Floor**  
Approx. 50.0 sq. metres (538.3 sq. feet)



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.