

DRAKES

ESTATE AGENTS



Belton Grove, Rednal, B45 9PD

£190,000

- No Upward Chain
- Cul-De-Sac Location
- South Facing Rear Garden
- Storage Rooms
- Bathroom With Separate WC
- Modern Kitchen
- Through Lounge Diner
- Two Double Bedrooms
- A Mid Terrace Property



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



Entrance Hall

Through Lounge Diner - 6.73m x 3.51m max (22'1" x 11'6")

Kitchen to rear - 2.54m x 2.9m (8'4" x 9'6")

Shared covered Side

Private Covered Side

Internal Storage Room

External Storage Room

Bedroom One to front - 4.47m x 2.92m (14'8" x 9'7")

Bedroom Two to rear - 3.56m max x 3.51m max (11'8" x 11'6")

Bathroom to rear - 1.85m x 1.68m (6'1" x 5'6")

Separate WC to rear

Rear Garden

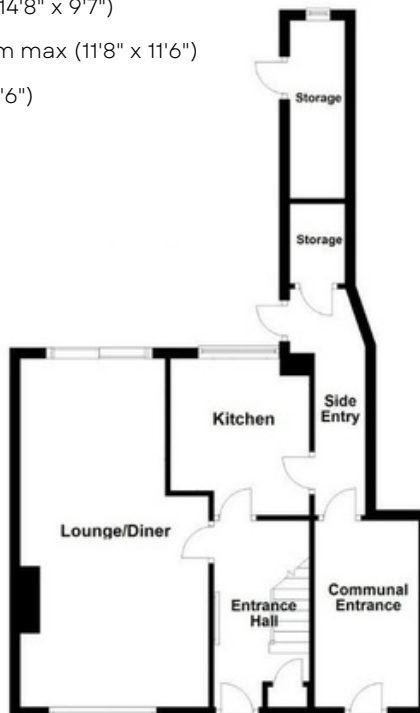
A mid terrace property in a cul-de-sac location benefitting from no upward chain, two double bedrooms, lounge diner, modern kitchen, bathroom with separate WC, internal and external storage rooms and south facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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: A

EPC Rating: D

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.

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