

DRAKES

ESTATE AGENTS



The Elms, Crabmill Lane, Birmingham, B38 0HB

Offers Over £585,000

- A 19th Century Cottage Set On A Beautiful 1/3 Of An Acre Plot
- Open Views To Front & Rear
- Four Bedrooms
- Open Plan Lounge & Dining Room With Inglenook Fireplace
- Study/Sitting Room
- Dual Aspect Breakfast Kitchen
- Spacious Family Bathroom & Guest WC
- South Facing Rear Garden
- Generous Off Road Parking & Detached Double Garage
- Outbuildings & Workshop



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



Open Plan Lounge & Dining Room - 9.53m x 4.88m (31'3" x 16'0")
 Dual Aspect Breakfast Kitchen - 4.88m x 3.28m (16'0" x 10'9")
 Walk-In Pantry/Store Room
 Guest WC to rear
 Dual Aspect Study/Sitting Room - 4.78m x 2.82m (15'8" x 9'3")
 Spacious Feature Landing to front
 Dual Aspect Bedroom One - 4.93m x 4.67m max (16'2" x 15'4")
 Dual Aspect Bedroom Two - 4.88m x 4.27m (16'0" x 14'0")
 Bedroom Three to rear - 3.2m x 2.34m (10'6" x 7'8")
 Bedroom Four to front - 3.35m x 1.5m (11'0" x 4'11")
 Family Bathroom to rear - 3.3m x 2.34m (10'10" x 7'8")
 'Trimming' Room - 4.5m x 3.05m (14'9" x 10'0")
 'Boiler' House - 6.71m x 3.12m (22'0" x 10'3")
 Detached Double Garage - 6.55m x 2.9m (21'6" x 20'0")
 Workshop

A charming 19th Century cottage set on a beautiful 1/3 of an acre plot with stunning views to front and rear, outbuildings and a wealth of character and charm. This spacious four bedroom cottage has an open plan lounge and dining room with feature double sided Inglenook fireplace and a steel spiral staircase, a breakfast kitchen, study/sitting room, guest WC, spacious family bathroom and is complimented by a detached double garage, workshop, two outbuildings and a South facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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: F
 EPC Rating: F
 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.