

# DRAKES

ESTATE AGENTS



Sycamore Drive, Hollywood, B47 5QY

£624,000

- A Well Maintained Detached Home
- Five Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Utility
- Guest WC
- Ensuite Shower Room
- Family Bathroom
- Pleasant Rear Garden
- Garage & Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

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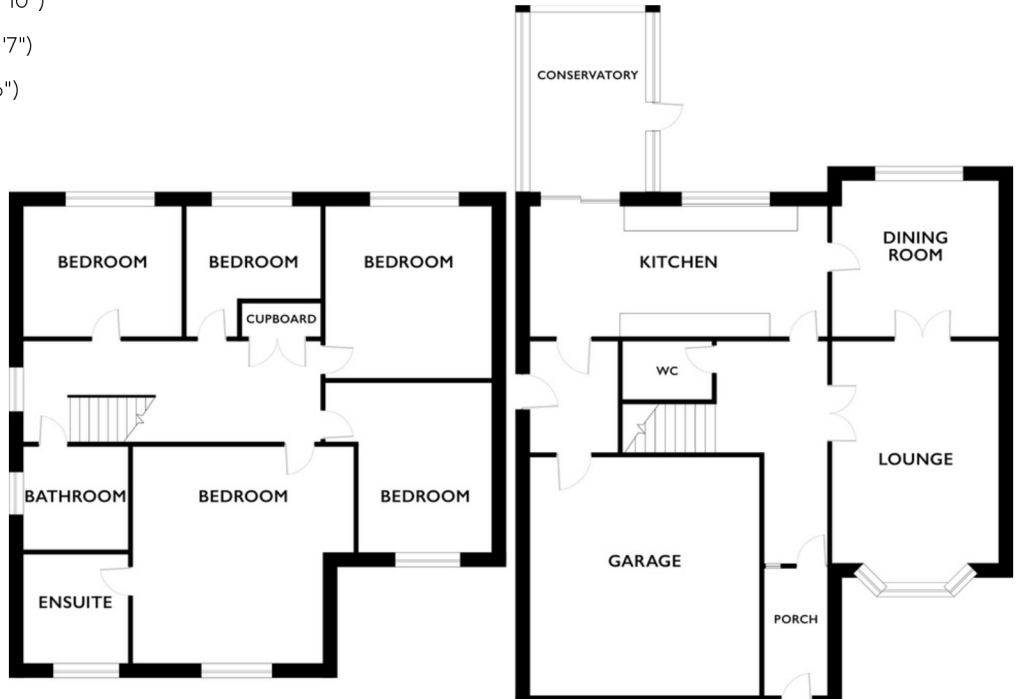
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- Lounge to front - 3.61m x 5.72m (11'10" x 18'9")
- Dining Room to rear - 3.63m x 3.38m (11'11" x 11'1")
- Breakfast Kitchen to rear - 6.48m x 2.51m (21'3" x 8'3")
- Conservatory to rear - 3.99m x 2.87m (13'1" x 9'5")
- Utility Room to side - 2.03m x 2.11m (6'8" x 6'11")
- Bedroom One to front - 4.6m x 3.66m (15'1" x 12'0")
- Ensuite to front - 2.57m x 2.36m (8'5" x 7'9")
- Bedroom Two to rear - 3.68m x 3.66m (12'1" x 12'0")
- Bedroom Three to front - 3.78m x 3m (12'5" x 9'10")
- Bedroom Four to rear - 3.51m x 2.62m (11'6" x 8'7")
- Bedroom Five to rear - 2.9m x 2.59m (9'6" x 8'6")
- Bathroom to side - 2.49m x 1.85m (8'2" x 6'1")
- Double Garage - 5.69m x 4.88m (18'8" x 16'0")

A well-maintained detached home on the sought-after Hollywood Grange Development with accommodation comprising in brief an entrance porch, reception hall, lounge, dining room, breakfast kitchen, conservatory, utility, guest WC, five bedrooms, ensuite shower room, family bathroom, pleasant rear garden, driveway and double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



COUNCIL TAX BAND: G  
 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.

The information provided by Drakes Estate Agents does 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.