

DRAKES

ESTATE AGENTS



Rushleigh Road, Majors Green, B90 1DQ

£375,000

- A Beautifully Presented Semi Detached Home
- Three Good Sized Bedrooms
- Lounge Diner With Log Burner
- Garden Room
- Re-Fitted Breakfast Kitchen
- Four Piece Family Bathroom
- En-Suite Shower Room
- Side Passage With Utility Cupboard
- Garage & Off Road Parking
- Delightful South Facing Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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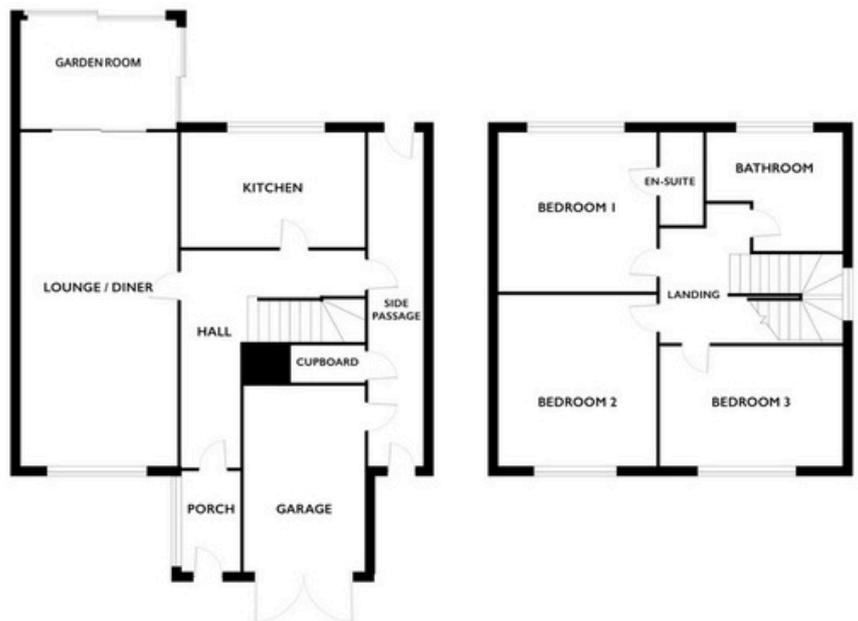
- Enclosed Porch
- Welcoming Entrance Hall
- Lounge Diner - 7.21m x 3.25m (23'8" x 10'8")
- Garden Room - 3.2m x 2.24m (10'6" x 7'4")
- Re-Fitted Breakfast Kitchen to rear - 3.73m x 2.34m (12'3" x 7'8")
- Side Passage - 6.91m x 1.07m (22'8" x 3'6")
- Bedroom One to rear - 3.53m x 3.4m (11'7" x 11'2")
- En-Suite Shower Room to rear - 2.36m into shower x 0.81m (7'9" x 2'8")
- Bedroom Two to front - 3.71m x 3.25m (12'2" x 10'8")
- Bedroom Three to front - 3.78m x 2.54m (12'5" x 8'4")
- Four Piece Family Bathroom to rear - 2.67m max x 2.36m max (8'9" x 7'9")
- Garage - 4.78m x 2.26m (15'8" x 7'5")

A beautifully presented semi detached family home in a convenient location benefitting from three good sized bedrooms, lounge diner with log burner, re-fitted breakfast kitchen, garden room, four piece family bathroom, en-suite shower room, delightful South facing rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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: D
 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.



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