

DRAKES

ESTATE AGENTS



High Street, Shirley, B90 1JW

£185,000

- A Well Presented Ground Floor Maisonette
- Two Bedrooms
- Driveway Parking For Two Vehicles
- South Facing Rear Garden

- Shower Room
- Modern Kitchen
- Accessibilty Platform To Rear Garden
- No Upward Chain
- Extended Lease Upon Completion



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Lounge to front - 4.44m x 3.28m (14'7" x 10'9")
 Kitchen to rear - 3.23m max x 1.75m min (10'7" x 5'9")
 Bedroom One to rear - 2.97m x 3.86m (9'9" x 12'8")
 Bedroom Two to front - 3.28m x 1.98m (10'9" x 6'6")
 Shower Room to side - 1.65m x 1.98m (5'5" x 6'6")

A well presented ground floor maisonette benefitting from extended lease upon completion and no upward chain with South facing garden, open views to rear, driveway parking, two bedrooms, lounge, modern kitchen and a shower room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

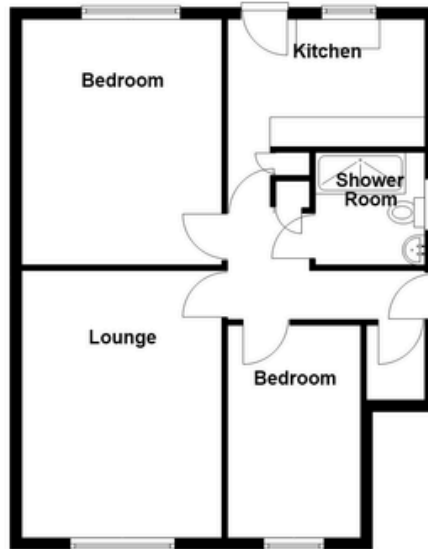
COUNCIL TAX BAND: B
 EPC RATING: C

Tenure

The vendor advises that the property is Leasehold with approximately 31 years remaining on the lease, but will have an extended lease upon completion, and a ground rent payable of £10 per annum. 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.

Ground Floor
 Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

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