

# DRAKES

ESTATE AGENTS



## Pearmans Croft, Hollywood, B47 5ER

£315,000

- Four Piece Family Bathroom
- Kitchen
- Open Plan Lounge Diner
- Three Well Proportioned Bedrooms
- An Extended Semi Detached Family Home
- Convenient Location
- Landscaped South West Facing Garden
- Off Road Parking
- Garage



SCAN TO VIEW  
VIRTUAL TOUR

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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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Enclosed Porch

Lounge to rear - 4.44m x 2.87m (14'7" x 9'5")

Open Plan Dining Room - 3.63m x 2.26m (11'11" x 7'5")

Kitchen to rear - 3.58m x 2.03m (11'9" x 6'8")

Landing

Bedroom One to rear - 3.53m x 3.48m (11'7" x 11'5")

Bedroom Two to front - 3.58m x 2.57m (11'9" x 8'5")

Bedroom Three to rear - 3.53m x 1.98m (11'7" x 6'6")

Family Bathroom to front

Garage - 5m x 2.57m (16'5" x 8'5")

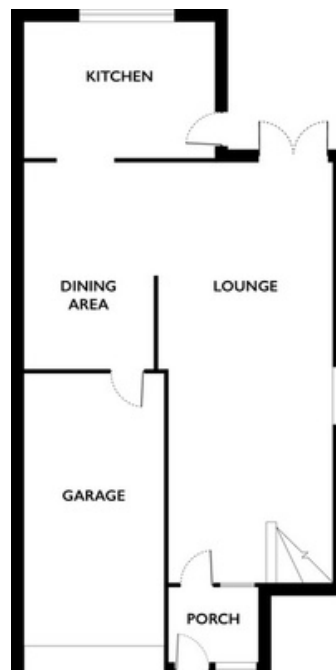
An extended semi detached family home in a popular and convenient location with three bedrooms, open plan lounge diner, kitchen, four piece family bathroom, garage, off road parking and south west facing landscaped rear garden.

| 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>                            | 65                      | 74        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

COUNCIL TAX BAND: C

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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