

# DRAKES

ESTATE AGENTS



Ridge Close, Birmingham, B13 0EA

£335,000

- Cul-De-Sac Location
- Gardens To Rear & Wrapping To The Side
- Off Road Parking & Garage
- Modern Shower Room & Separate WC
- Extended Kitchen
- Open Plan Lounge & Sitting Room
- Dining Room
- Three Bedrooms
- Potential To Extend Further STPP
- An Extended Semi Detached Family Home



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

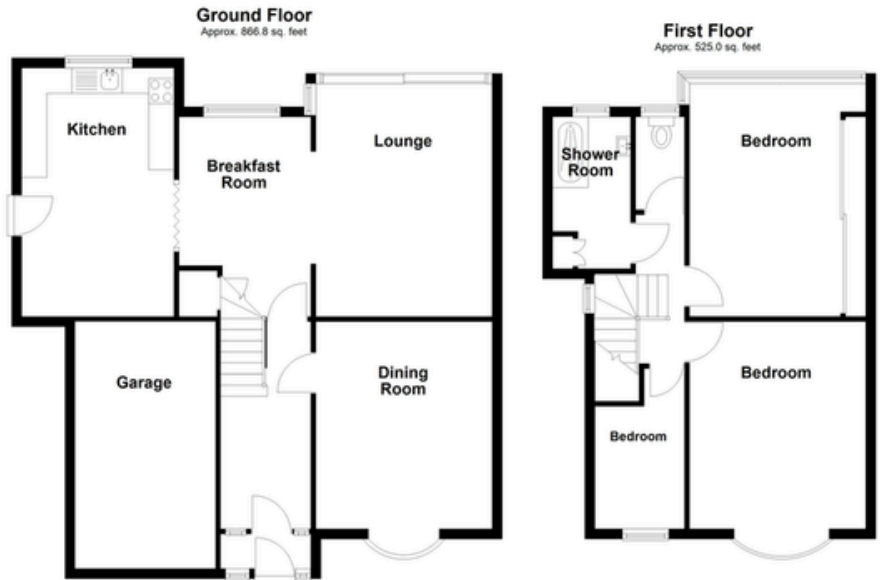
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Enclosed Porch
- Entrance Hall
- Dining Room to front - 4.09m x 3.48m (13'5" x 11'5")
- Lounge to rear - 4.6m x 3.48m (15'1" x 11'5")
- Open Plan Sitting Area - 3.94m x 2.62m (12'11" x 8'7")
- Kitchen to rear - 4.93m x 3.02m (16'2" x 9'11")
- Bedroom One to rear - 4.6m x 3.48m (15'1" x 11'5")
- Bedroom Two to front - 4.09m x 3.48m (13'5" x 11'5")
- Bedroom Three to front - 3.17m max x 1.78m (10'5" x 5'10")
- Modern Shower Room to rear
- Guest WC
- Garage - 4.88m x 2.77m (16'0" x 9'1")
- Rear Garden Wrapping To Side

An extended semi detached family home with potential to extend further (STPP) set in a quiet cul-de-sac location with three bedrooms, two reception rooms, extended kitchen, family bathroom, wrap around garden, garage and off road parking.

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>		81
(55-68) <b>D</b>	62	
(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	



Total area: approx. 1391.8 sq. feet

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.

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.