

DRAKES

ESTATE AGENTS



Alcester Road, Hollywood, B47 5HQ

Offers Over £450,000

- An Immaculate Modern Detached Property
- Three Bedrooms
- Lounge
- Spacious Family Dining Kitchen
- Family Shower Room
- Utility Room
- Guest WC
- Off Road Parking & Garage
- Good Size Rear Garden
- Delightful Cul-De-Sac Location



SCAN TO VIEW
VIRTUAL TOUR

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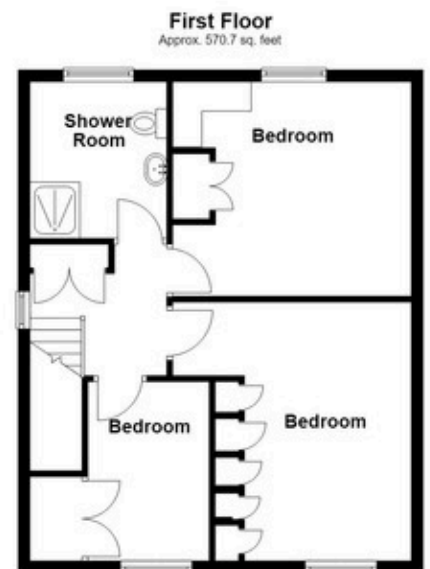
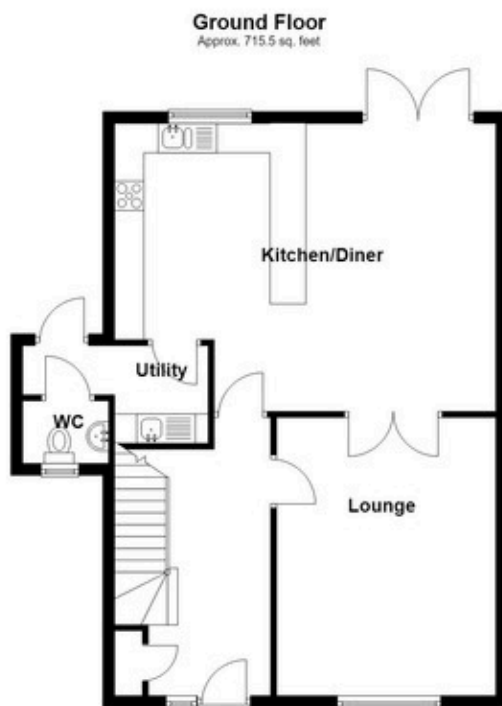


Lounge to front - 4.7m x 3.71m (15'5" x 12'2")
 Family Dining Kitchen to rear - 4.78m max x 6.5m (15'8" x 21'4")
 Utility Room to rear - 3.17m max x 1.63m max (10'5" x 5'4")
 Bedroom One to rear - 3.73m max x 4.04m (12'3" x 13'3")
 Bedroom Two to front - 4.09m x 3.25m (13'5" x 10'8")
 Bedroom Three to front - 2.97m x 2.01m (9'9" x 6'7")
 Family Shower Room to rear - 2.29m x 2.62m max (7'6" x 8'7")

An immaculate modern detached property benefitting from three bedrooms, lounge, spacious family dining kitchen, utility room, guest WC, family shower room, rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		84
B (81-91)		
C (69-80)	75	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E
 EPC Rating: C
 Tenure: Freehold



Total area: approx. 1286.2 sq. feet

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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