

DRAKES

ESTATE AGENTS



Swansbrook Gardens, Birmingham, B38 0BJ

£315,000

- A Spacious & Well Presented Semi Detached Home
- Three Double Bedrooms
- Through Lounge Diner
- Modern Breakfast Kitchen
- Generous Four Piece Family Bathroom

- Conservatory
- Utility Room
- Garage & Off Road Parking
- South Facing Landscaped Rear Garden
- Quiet Cul-De-Sac Location



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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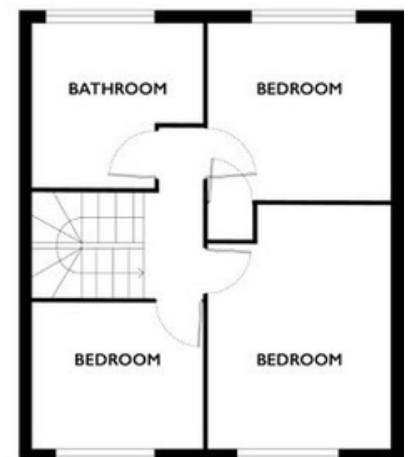
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Spacious Through Lounge Diner - 9.55m x 3.78m (31'4" x 12'5")
 Modern Breakfast Kitchen to rear - 4.17m x 3.23m (13'8" x 10'7")
 Conservatory - 2.9m x 2.87m (9'6" x 9'5")
 Utility Room to side - 1.12m x 3.43m (3'8" x 11'3")
 Bedroom One to front - 4.6m x 3.1m (15'1" x 10'2")
 Bedroom Two to rear - 3.23m x 3.12m (10'7" x 10'3")
 Bedroom Three to front - 2.97m x 2.62m (9'9" x 8'7")
 Spacious Four Piece Family Bathroom to rear - 3.28m x 2.95m (10'9" x 9'8")
 Garage - 5.05m x 2.26m (16'7" x 7'5")

A spacious & well presented semi detached home in a quiet cul-de-sac location with three double bedrooms, generous four piece family bathroom, modern breakfast kitchen, lounge diner, conservatory, utility room, garage, South facing landscaped rear garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: C
 EPC Rating: C
 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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