

# DRAKES

ESTATE AGENTS



Henlow Road, Birmingham, B14 5DP

£300,000

- A Well Maintained Semi-Detached
- Three Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Modern Shower Room
- Generous Gardens to Front, Side & Rear
- Large Driveway
- Potential to Extend Subject to Planning Consent



SCAN TO VIEW  
VIRTUAL TOUR

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- Lounge Area to front - 4.85m x 4.95m (15'11" x 16'3")
- Dining Area to rear - 3.96m x 2.69m (13'0" x 8'10")
- Kitchen to rear - 3.23m x 2.79m (10'7" x 9'2")
- Bedroom One to front - 3.84m x 2.64m (12'7" x 8'8")+ fitted wardrobes
- Bedroom Two to rear - 0.3m x 3m (1'0" x 9'10")
- Bedroom Three to front - 2.51m x 1.83m (8'3" x 6'0")
- Shower Room to rear - 1.85m x 1.8m (6'1" x 5'11")

A well-maintained semi-detached home occupying an impressive corner plot offering immense scope for extension, subject to the relevant planning consent with accommodation comprising in brief of entrance porch, lounge/dining room, modern kitchen, three bedrooms, modern shower room, generous gardens to the front, side and rear, plus a large driveway for off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		79
D (55-68)	57	
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: B  
 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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