

DRAKES

ESTATE AGENTS



Sir Hiltons Road, Birmingham, B31 3NP

£225,000

- An Extended & Beautifully Presented Home
- Three Well Proportioned Bedrooms
- Modern Extended Dining Kitchen
- Re-Fitted Family Shower Room
- Attractive Lounge
- Generous Rear Garden
- Off Road Parking



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

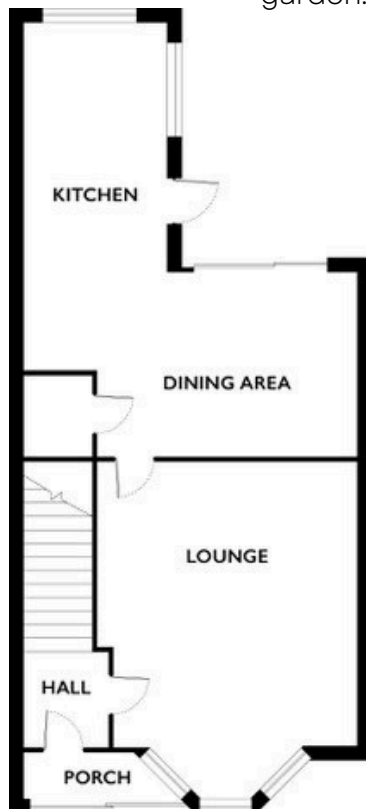
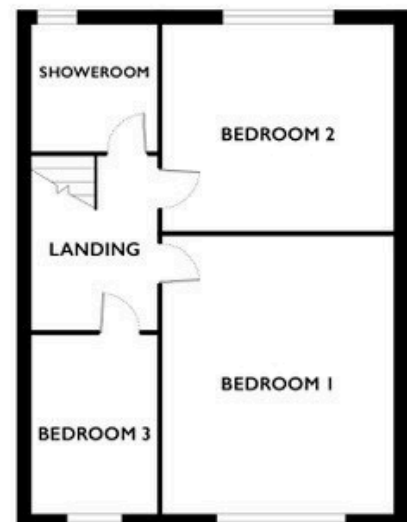
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Lounge to front - 5m into bay x 3.81m (16'5" x 12'6")
 L-Shaped Dining Kitchen to rear - 5.87m max x 4.75m max (19'3" x 15'7")
 Bedroom One to front - 3.81m x 3.48m (12'6" x 11'5")
 Bedroom Two to rear - 3.48m x 3.07m (11'5" x 10'1")
 Bedroom Three to front - 2.54m x 1.83m (8'4" x 6'0")
 Re-Fitted Family Bathroom to rear - 1.73m x 1.85m (5'8" x 6'1")

An extended & beautifully presented home with three well proportioned bedrooms, modern dining kitchen, lounge, re-fitted family shower room, off road parking and generous rear garden.



COUNCIL TAX BAND: B
 EPC Rating: TBC
 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. 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

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