

DRAKES

ESTATE AGENTS



Woodthorpe Road, Kings Heath, B14 6EE

Offers Over £325,000

- A Traditional Style Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Ground Floor Wet-Room
- Bathroom & Separate WC
- Off Road Parking
- Garage
- Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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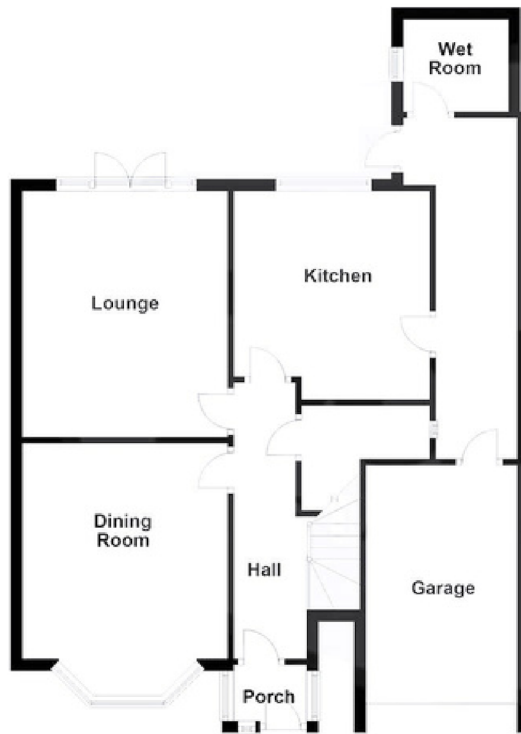
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Dining Room to front - 4.57m x 3.51m (15'0" x 11'6") into bay
 Lounge to rear - 4.19m x 3.51m (13'9" x 11'6")
 Kitchen to rear - 3.48m x 3.15m (11'5" x 10'4")
 Bedroom One to front - 4.78m x 3.45m (15'8" x 11'4") into bay
 Bedroom Two to rear - 4.14m x 3.51m (13'7" x 11'6")
 Bedroom Three to rear - 3.12m x 2.97m (10'3" x 9'9")

A traditional style semi-detached property set in a convenient location and being offered with no upward chain. The accommodation comprises in brief of entrance porch, reception hall, lounge, dining room, kitchen, downstairs shower room, three good size bedrooms, modern bathroom and separate WC, large rear garden, driveway and garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(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: Band C
 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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.