

DRAKES

ESTATE AGENTS



Shawhurst Gardens, Hollywood, B47 5JQ

Offers Over £550,000

- A Detached Bungalow Set in a Gated Complex
- Three Bedrooms
- Lounge
- Dining Kitchen
- Conservatory
- Utility Room & Store
- En-Suite Shower Room to Master Bedroom
- Pleasant Rear Garden & Off Road Parking
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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- Lounge to rear - 4.93m x 3.81m (16'2" x 12'6")
- Conservatory to rear - 3.81m x 3.66m (12'6" x 12'0")
- Dining Kitchen to rear - 5.28m x 3m (17'4" x 9'10")
- Bedroom One to front - 3.84m x 3.63m (12'7" x 11'11") into bay
- En-suite to front - 1.17m x 2.54m (3'10" x 8'4")+ shower cubicle
- Bedroom Two to side - 3.1m x 2.77m (10'2" x 9'1")
- Bedroom Three to side - 3.07m x 2.18m (10'1" x 7'2")
- Bathroom to side - 3.71m x 1.96m (12'2" x 6'5")
- Utility - 2.67m x 1.78m (8'9" x 5'10")
- Garage/store - 3.2m x 2.57m (10'6" x 8'5")

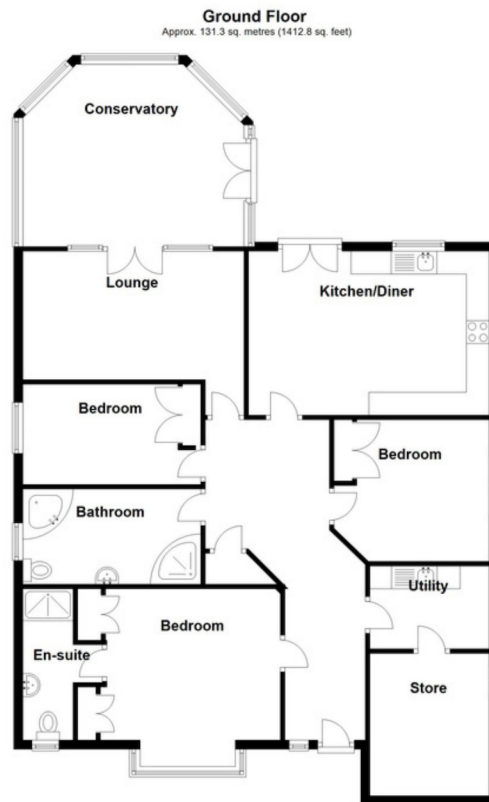
An exceptionally spacious detached bungalow set in an exclusive gated development and having the added benefit of no upward chain. The accommodation comprises in brief of reception hall, lounge, dining kitchen, conservatory, three bedrooms, ensuite shower room, family bathroom, utility room, storeroom, pleasant south west facing rear garden and driveway providing road parking

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current P
(92 plus) A	
(81-91) B	
(69-80) C	75
(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: Band E
 EPC Rating: C
 Tenure: Freehold

The vendor advises that the property is Freehold. We believe there is an annual maintenance fee payable circa £500 per annum. 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.



Total area: approx. 131.3 sq. metres (1412.8 sq. feet)