

DRAKES

ESTATE AGENTS



Sunderton Road, Kings Heath, B14 6JN

£117,000 45% or £260,000 100%

- An Immaculate Semi-Detached Home
- Two Double Bedrooms
- Lounge Diner
- Modern Fitted Kitchen
- Guest WC
- Re-fitted Shower Room
- Off Road Parking
- Southerly Aspect Rear Garden
- Can be Purchased at a 45% Share for £117,000 or Full Ownership at £260,000



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Kitchen to front - 3.28m x 2.64m (10'9" x 8'8")
- Lounge/Dining room to rear - 3.84m max x 2.61m min x 4.93m (12'7" max x 8'7"min x 16'2") max
- Bedroom One to front - 4.19m x 3.33m (13'9" x 10'11") max plus fitted wardrobe
- Bedroom Two to rear - 3.86m x 2.72m (12'8" x 8'11")
- Shower Room to rear - 1.93m x 2.06m (6'4" x 6'9")

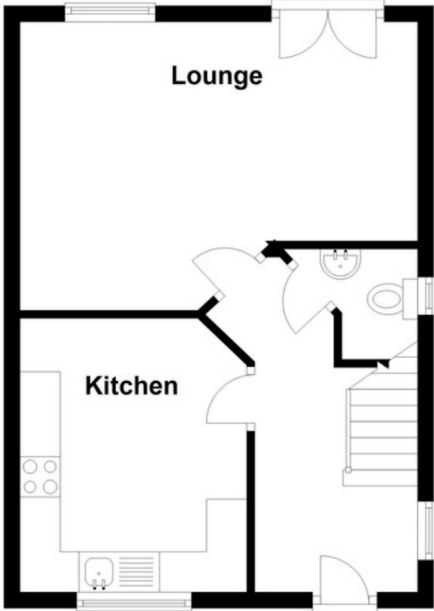
An immaculate modern semi-detached home with accommodation comprising in brief of reception hall, guest WC, lounge/dining room, kitchen, two double bedrooms, re-fitted shower room, impressive, landscaped rear garden and driveway for off-road parking. This lovely home can be purchased at either a 45% share or 100% full ownership.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

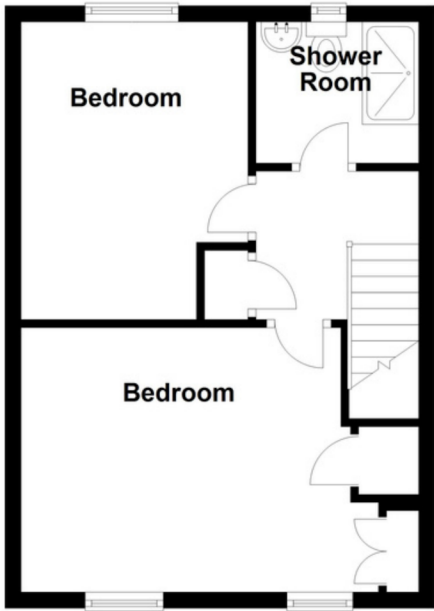
COUNCIL TAX BAND: Band B
 EPC Rating: C
 Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 85 years remaining on the lease with a rent & service charge payable of approximately £282.67 (includes building insurance). 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.

Ground Floor
 Approx. 34.9 sq. metres (375.7 sq. feet)



First Floor
 Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.5 sq. feet)

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.