

DRAKES

ESTATE AGENTS



Truemans Heath Lane, Hollywood, B47 5QB

£335,000

- An Extended Semi-Detached Property
- Three Bedrooms
- Lounge
- Kitchen Dining Room
- Utility & Guest WC
- Master Bedroom with En-Suite Shower Room & Dressing Room
- Family Bathroom
- Off Road Parking
- Pleasant Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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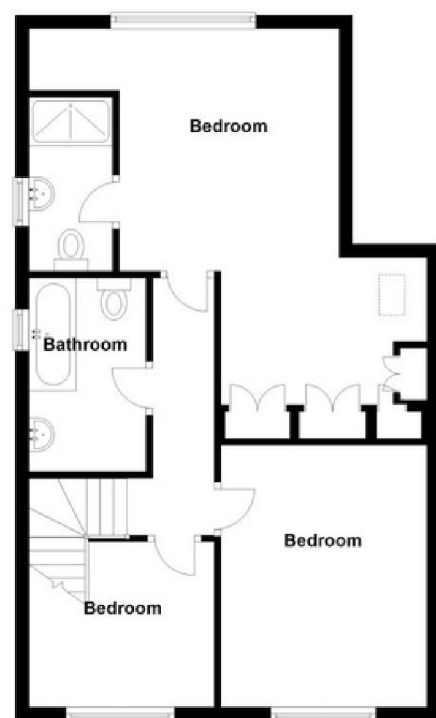
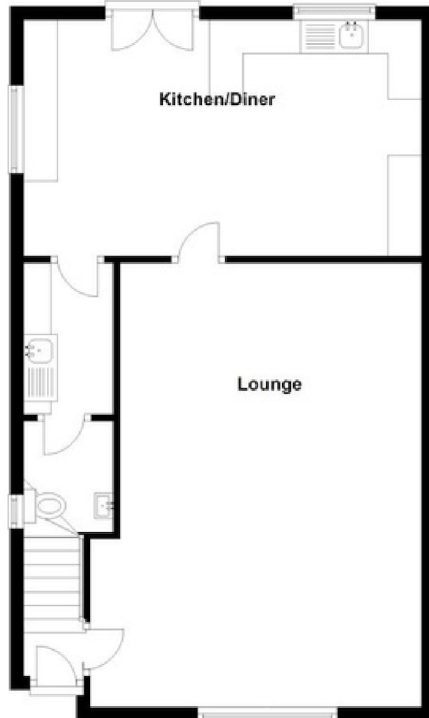
- Lounge to Front - 6.6m x 4.9m (21'8" x 16'1")
- Breakfast Kitchen to Rear - 5.59m x 3.15m (18'4" x 10'4")
- Utility Room to side - 1.63m x 1.45m (5'4" x 4'9")
- Bedroom One to Rear - 3.698m x 2.79m (12'1"4" x 9'2")
- En-Suite - 3m x 1.04m (9'10" x 3'5")
- Dressing Area to side - 2.84m x 2.16m (9'4" x 7'1")
- Bedroom Two to front - 3.96m x 2.95m (13'0" x 9'8")
- Bedroom Three to front - 2.9m x 2.54m (9'6" x 8'4") max
- Bathroom to side - 1.8m x 2.62m (5'11" x 8'7")

A well-presented and extended semi-detached property with accommodation comprising in brief of reception hall, lounge, kitchen diner, utility, guest WC, three bedrooms, the master of which has an en-suite and dressing room, family bathroom, off road parking and a pleasant rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		87
C (69-80)		
D (55-68)	64	
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: Band D
 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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