

# DRAKES

ESTATE AGENTS



Heath Road, Hollywood, B47 5LR

£375,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Refitted Kitchen
- Refitted Bathroom
- Garage
- Off Road Parking
- Southerly Aspect Rear Gardens



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

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- Lounge to front - 4.14m x 3.63m (13'7" x 11'11")
- Dining Room to rear - 3.61m x 3.23m (11'10" x 10'7")
- Conservatory to rear - 3.15m x 2.06m (10'4" x 6'9")
- Kitchen to rear - 3.78m x 2.54m (12'5" x 8'4")
- Bedroom One to front - 3.78m x 3.1m (12'5" x 10'2") into bay
- Bedroom Two to rear - 3.58m x 3.25m (11'9" x 10'8")
- Bedroom Three to front - 2.34m x 2.34m (7'8" x 7'8")
- Bathroom to rear - 2.51m x 2.11m (8'3" x 6'11")
- Garage - 5.49m x 2.26m (18'0" x 7'5")

A traditional style semi-detached property with accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, conservatory, refitted kitchen, three bedrooms, refitted bathroom, southerly aspect rear garden, garage and driveway for off-road parking.

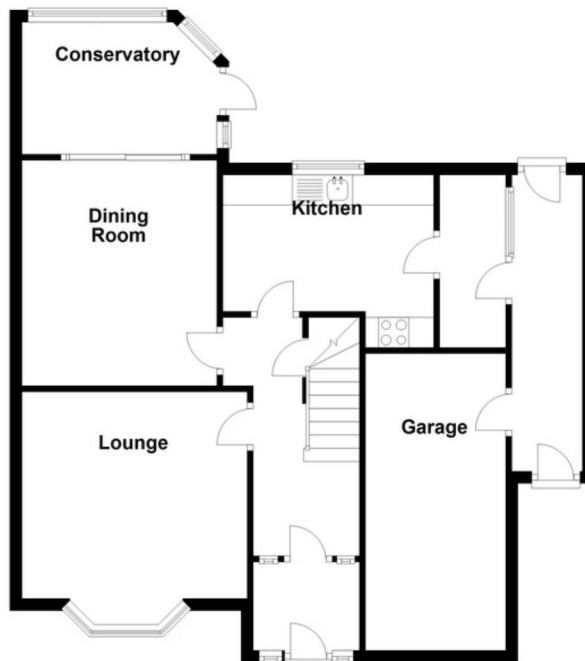
| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                        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

COUNCIL TAX BAND: D  
 EPC Rating: E  
 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.

Ground Floor



First Floor

