

# DRAKES

ESTATE AGENTS



Norton Lane, Tidbury Green, Solihull, B90 1QT  
£600,000

- An Extended Semi-Detached
- Four Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Utility Room
- Guest WC
- Family Bathroom
- Ensuite Bathroom
- Large Mature Rear Garden
- Double Garage & Deep Driveway



SCAN TO VIEW  
VIRTUAL TOUR

# DRAKES

ESTATE AGENTS



An extended semi-detached property set in a delightful semi-rural location overlooking open countryside with accommodation comprising in brief of a porch, hall, lounge, dining room, breakfast kitchen, utility room, guest WC, four double bedrooms, ensuite bathroom, family bathroom, large mature rear garden, double garage and deep driveway providing off-road parking.

Dining Room to front - 4.09m x 3.61m (13'5" x 11'10") into bay

Lounge to rear - 5.38m x 3.58m (17'8" x 11'9")

Kitchen to rear - 4.9m x 4.09m (16'1" x 13'5")

Utility to side - 4.01m x 1.68m (13'2" x 5'6")max

Bedroom One to front - 3.61m x 3.63m (11'10" x 11'11")plus bay

Ensuite to front - 2.39m x 2.03m (7'10" x 6'8")

Bedroom Two to rear - 3.25m x 3.33m (10'8" x 10'11")

Bedroom Three to front - 3.45m x 3.15m (11'4" x 10'4")

Bedroom Four to rear - 3.48m x 3.3m (11'5" x 10'10")

Bathroom to rear - 2.26m x 2.03m (7'5" x 6'8")

Garage - 6.12m x 4.62m (20'1" x 15'2")

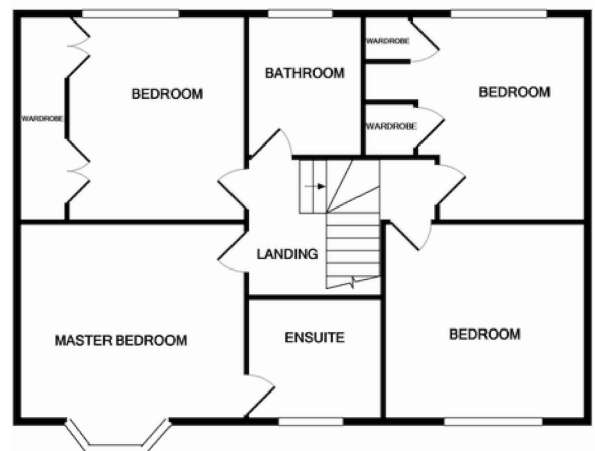
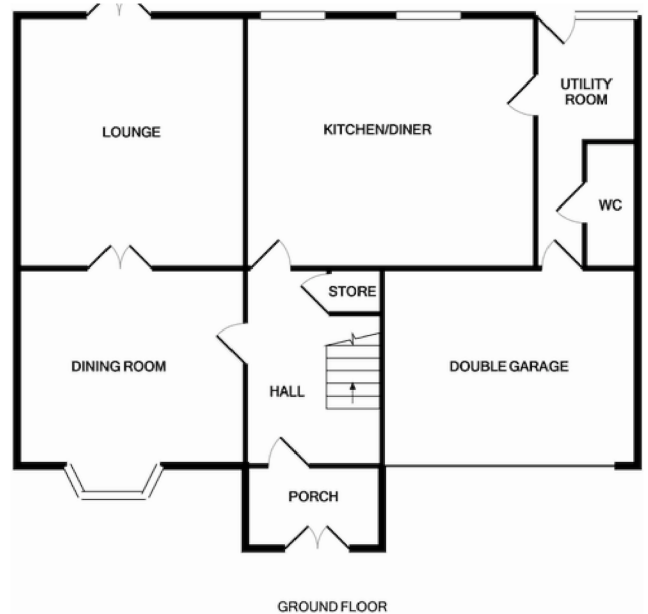
COUNCIL TAX BAND: D

EPC Rating: C

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		82
D (55-68)	69	
E (39-54)		
F (13-38)		
G (1-12)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50