

# DRAKES

ESTATE AGENTS



Fenton Road, Hollywood, B47 5LS

£550,000

- A Beautiful Extended Semi-Detached
- Five Bedrooms
- Two Reception Rooms
- Fabulous Living/Dining Kitchen
- Utility Room
- Guest WC
- Ensuite Shower Room
- Luxury Family Bathroom
- Landscaped Side & Rear Gardens
- Large Driveway



SCAN TO VIEW  
VIRTUAL TOUR

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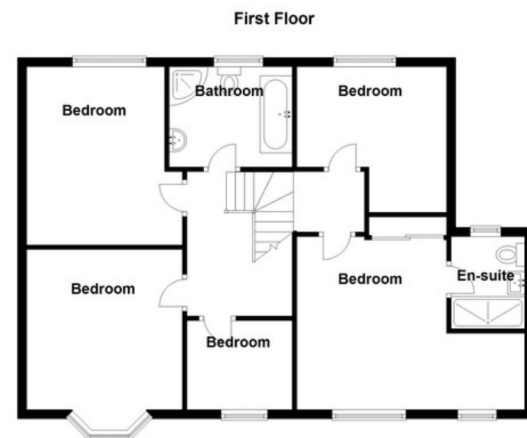
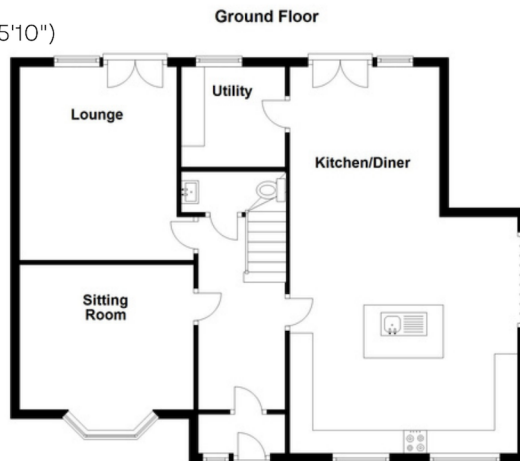
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- Living/Dining Kitchen to front - 8.46m x 4.88m (27'9" x 16'0") max
- Utility Room to rear - 2.54m x 2.08m (8'4" x 6'10")
- Sung to front - 3.58m x 2.97m (11'9" x 9'9")
- Living Room to rear - 4.7m x 3.12m (15'5" x 10'3")
- Bedroom One to front - 4.88m max 3.60min x 3.51m (16'0" max 11'10"min x 11'6") + fitted wardrobes
- Ensuite - 1.3m x 1.17m (4'3" x 3'10")
- Bedroom Two to front - 3.15m x 4.17m (10'4" x 13'8")
- Bedroom Three to rear - 3.63m x 3.2m (11'11" x 10'6")
- Bedroom Four to rear - 3.4m x 2.87m (11'2" x 9'5")
- Bedroom Five to front - 2.34m x 2.24m (7'8" x 7'4")
- Bathroom to rear - 2.9m x 1.78m (9'6" x 5'10")

Possibly one of the most beautiful semi-detached properties we have ever brought to market, this property has been heavily and imaginatively extended to provide the following impressive accommodation; Entrance Porch, reception hall, guest WC, two reception rooms, fabulous living/dining kitchen, utility room, five bedrooms, ensuite shower room, luxury family bathroom, landscaped side and rear gardens, purpose-built garden bar and store room and a large 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>		83
(69-80) <b>C</b>	75	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

Total area: approx. 157.1 sq. metres (1691.3 sq. feet)

The information provided by Drakes Estate Agents do not constitute part 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