

# DRAKES

ESTATE AGENTS



Hollywood Lane, Hollywood, B47 5PT

Offers Over £650,000

- A Beautiful Detached Family Home Boasting a Wealth of Charm and Character
- Three Double Bedrooms
- Three Reception Rooms
- Kitchen
- Utility Room
- Guest WC
- Bathroom & Separate WC
- Stunning Rear Garden
- Four-car Garage & Large Driveway
- Tremendous Scope for Extension Subject to Planning Consent



SCAN TO VIEW  
VIRTUAL TOUR

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- Lounge Dual Aspect - 5.66m x 3.68m (18'7" x 12'1")
- Sitting Room to rear - 4.55m x 3.63m (14'11" x 11'11")
- Dining Room to rear - 3.3m x 4.83m (10'10" x 15'10")
- Kitchen to front - 3.56m x 2.9m (11'8" x 9'6")
- Utility Room to side - 4.55m x 2.46m (14'11" x 8'1")
- Bedroom One Dual Aspect - 5.46m x 3.68m (17'11" x 12'1")
- Bedroom Two to rear - 3.63m x 3.33m (11'11" x 10'11")
- Bedroom Three to rear - 3.56m x 3.71m (11'8" x 12'2")
- Bathroom to front - 3m x 1.96m (9'10" x 6'5")
- Garage - 9.02m x 4.57m (29'7" x 15'0")

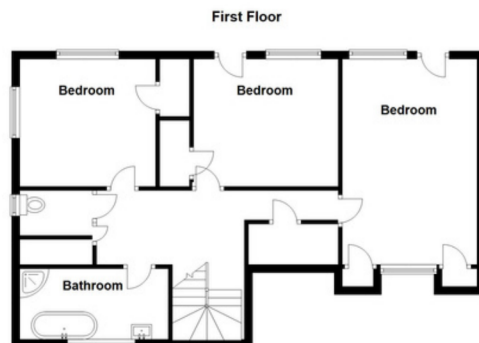
A fabulous opportunity has arisen to purchase one of the most iconic properties Hollywood has to offer. Situated in an elevated position on Hollywood Lane opposite Hollywood Golf Course, this beautiful home comprises reception hall, lounge, sitting room, dining room, kitchen, utility room, guest WC, three double bedrooms, bathroom and separate WC. There is a wonderful rear garden, four-car garage and a large driveway providing off road parking.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus)	
A	
(81-91)	
B	
(69-80)	
C	
76	
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
35	
(1-20)	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: F  
 EPC Rating: F  
 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. 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



Total area: approx. 191.8 sq. metres (2064.3 sq. feet)