

DRAKES

ESTATE AGENTS



Marsham Road, Kings Heath, B14 5HG

£250,000

- A Traditional Style semi-detached
- Three Bedrooms
- Lounge/Reception Room
- Kitchen area
- Dining Area
- Utility
- Shower Room
- Garden
- Off Road Parking & Garage to Rear
- No Upward Chain



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

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

DRAKES

ESTATE AGENTS



- Lounge to front - 3.86m x 3m (12'8" x 9'10")
- Kitchen area to rear - 4.29m x 1.52m (14'1" x 5'0")
- Dining Area to rear - 3.05m x 3m (10'0" x 9'10")
- Utility Room - 4.39m x 1.52m (14'5" x 5'0"max, plus utility room one to front - 3.47m x 3m (11'3" x 9'10")
- Bedroom Two to rear - 3.68m x 3m (12'1" x 9'10")
- Bedroom Three to front - 1.93m x 1.6m (6'4" x 5'3")
- Shower Room - 2.01m x 1.57m (6'7" x 5'2")

A traditional style semi-detached property with accommodation comprising of a porch, reception hall, lounge, open plan dining kitchen area, utility room, three bedrooms, modern shower room, rear garden, garage to rear and a driveway providing off-road parking. This property is offered with no upward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: C

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.

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

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP