

# DRAKES

ESTATE AGENTS



Willow Drive, Cheswick Green, B90 4HW

£350,00

- An Extended Semi-Detached Property
- Three Bedrooms
- Dual Aspect Lounge
- Kitchen
- Shower Room
- Driveway Providing Off Road Parking
- Garage
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

# DRAKES

ESTATE AGENTS

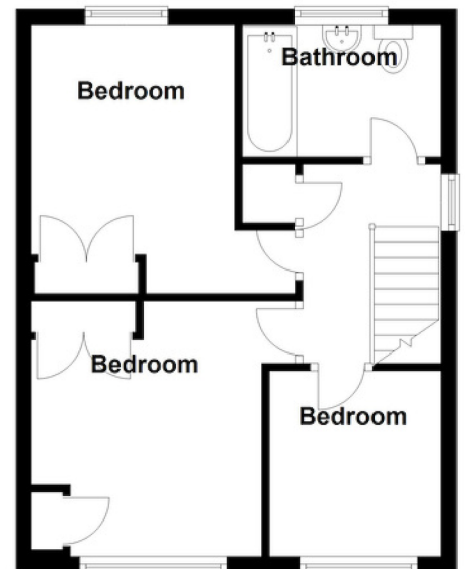
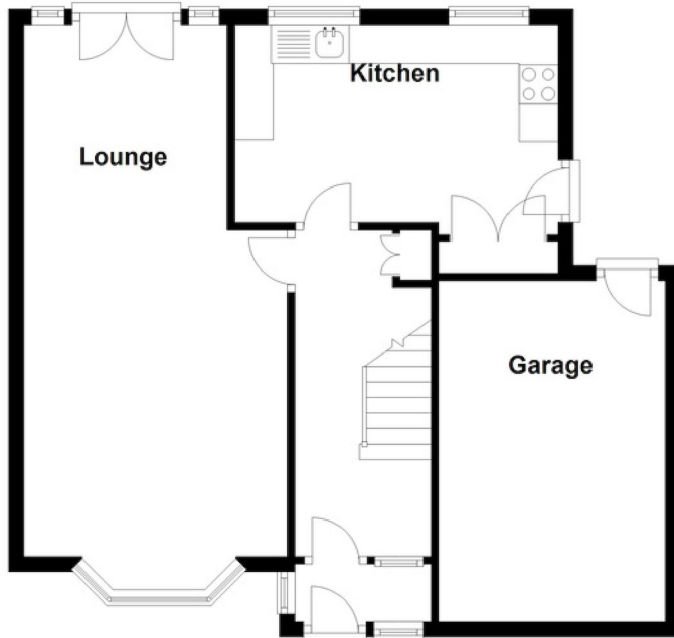


- Lounge/Dining Room - 3.73m x 7.34m (12'3" x 24'1")
- Kitchen to rear - 4.06m x 3.02m (13'4" x 9'11")
- Bedroom One to front - 4.06m x 2.82m (13'4" x 9'3")
- Bedroom Two to rear - 3.48m x 2.77m (11'5" x 9'1")
- Bedroom Three to front - 2.24m x 3.15m (7'4"min x 10'4"max)
- Shower Room - 2.44m x 1.65m (8'0" x 5'5")

An extended semi-detached property set in a cul-de-sac location with accommodation comprising in brief of a porch, reception hall, lounge/dining room, extended breakfast kitchen, three bedrooms, a shower room, rear garden, a large driveway and a garage.

## Ground Floor

## First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-101)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directives 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.

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