

# DRAKES

ESTATE AGENTS



Douglas Road , Hollywood, B47 5JY

£375,000

- A Semi-Detached Property
- Four Bedrooms
- Guest WC
- Two Reception Rooms
- Kitchen
- Shower Room
- Sperate WC
- Rear Garden
- Off Road Parking
- 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





Reception Room One to front 13'6 into bay x 10'9

Reception Room Two to rear 14'5 x 11'6

Kitchen to rear 7'10 x 10'10

Bedroom One to front 11'10 plus fitted wardrobes x 11'10

Bedroom Two to rear 10'11 x 10'10

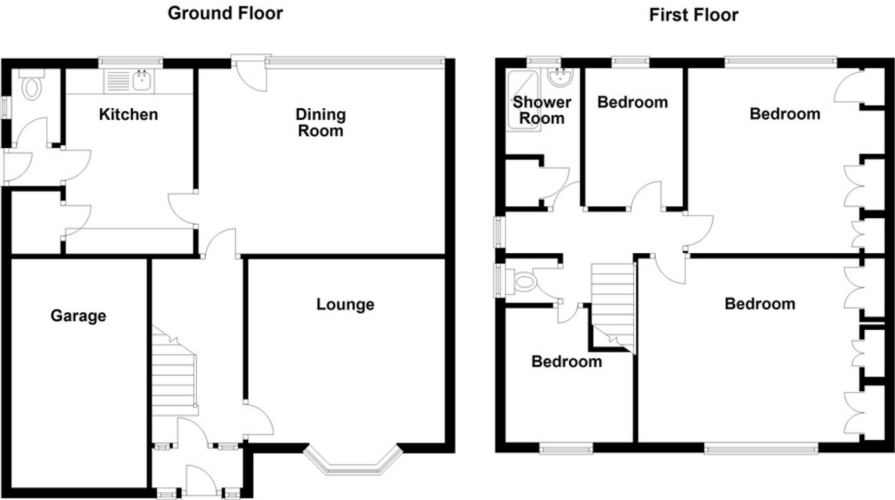
Bedroom Three to front 8'9 x 8'1 min 11'7 max

Bedroom Four to rear 7'10 x 7'9

Shower Room to rear 7'8 x 6'5

This spacious semi-detached property is in need of modernisation and is being offered with no upward chain. The accommodation comprising in brief has a Porch, reception hall, lounge, dining room, kitchen, guest WC, four bedrooms, shower room, separate WC, large rear garden, garage and a driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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