

DRAKES

ESTATE AGENTS



Alston Road, Solihull, B91 2RQ

£290,000

- A Semi-Detached Property
- Three Good Size Bedrooms
- Lounge
- Dining Kitchen
- Modern Bathroom
- Exceptional South-East Facing Garden
- Easy Access to Solihull Town Centre



SCAN TO VIEW
VIRTUAL TOUR

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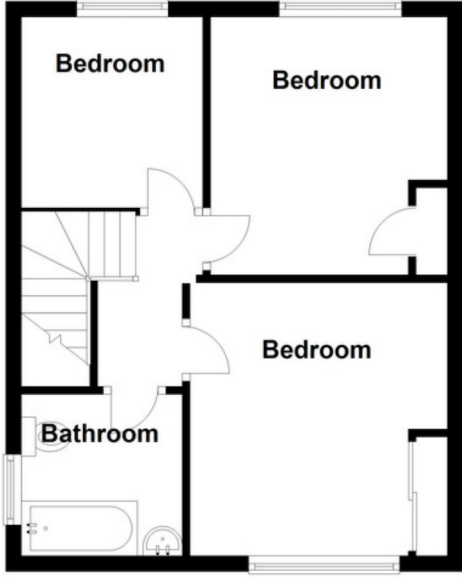
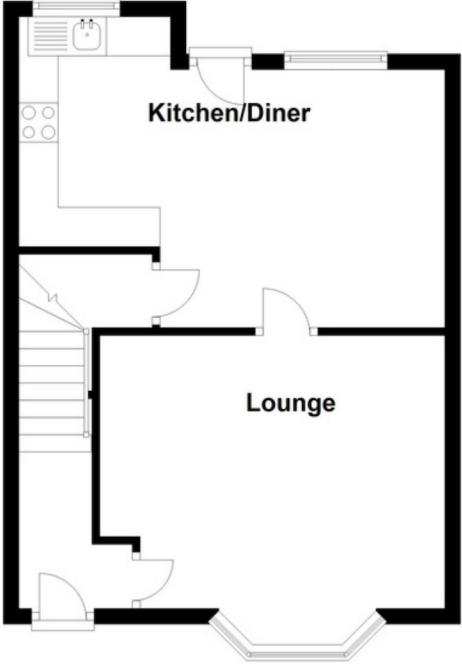
- Lounge to front - 4.14m x 3.3m (13'7" x 10'10")
- Dining Kitchen to rear - 3.18m x 5.56m (10'5" x 18'3")
- Bedroom One to front - 3.35m x 2.87m (11'0" x 9'5")
- Bedroom Two to rear - 3.18m x 2.72m (10'5" x 8'11")
- Bedroom Three to rear - 2.13m x 2.72m (7'0" x 8'11")
- Bathroom to front - 2.21m x 2.11m (7'3" x 6'11")

A semi-detached property located within easy access to Solihull Town Centre with accommodation comprising reception hall, lounge, dining kitchen, three good size bedrooms, modern bathroom and an exceptional South-East facing rear garden.

Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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: D
 Tenure: Freehold

Total area: approx. 76.6 sq. metres (824.2 sq. feet)

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 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