

DRAKES

ESTATE AGENTS



Corbett Road, Hollywood, Birmingham, B47 5LP

£400,000

- Semi-Detached Bungalow
- Modern Extended Kitchen
- Three Bedrooms
- Modern Shower Room
- Guest W.C
- Conservatory
- Garage
- Spacious Lounge
- Driveway
- Landscaped Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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Porch

Hall

Lounge to rear - 4.37m x 4.24m (14'4" x 13'11")

Kitchen to rear - 4.47m x 2.26m (14'8" x 7'5")

Conservatory to rear - 6.48m x 2.21m (21'3" x 7'3")

Bedroom One to front - 4.27m x 3.25m (14'0" x 10'8")

Bedroom Two to front - 3.2m x 3.78m (10'6" x 12'5")

Bedroom Three - 4.72m x 3.58m (15'6" x 11'9") plus storage

Shower Room to side - 2.16m x 2.26m (7'1" x 7'5")

plus shower cubicle

Guest W.C to side

Garage - 13.31m x 2.31m (43'8" x 7'7")

This immaculate property sits back from the road behind a block paved driveway providing off-road parking and leading to the tandem garage and porch.

The entrance hall has doors radiating off to the ground-floor accommodation and stairs to the first-floor bedroom. To the rear of the property is a spacious lounge, and a modern extended kitchen with an array of storage units. From the kitchen, you can access the pleasant conservatory and impressive tandem garage. There are two further bedrooms on the ground floor, a modern shower room and guest W.C. To the rear of the property is a lovely, landscaped garden with a southerly aspect, with two patio areas, artificial lawn, and shrub borders.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 71 |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

COUNCIL TAX BAND: D

EPC Rating: E

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.

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