

DRAKES

ESTATE AGENTS



Millisoms Road, Shirley, B90 1EL

£225,000 - 75% Share or £300,000 100% share

- A Beautifully Presented Semi-Detached
- Three Bedrooms
- Modern Dining Kitchen
- Ensuite Shower Room
- Family Bathroom
- Landscaped Rear Garden
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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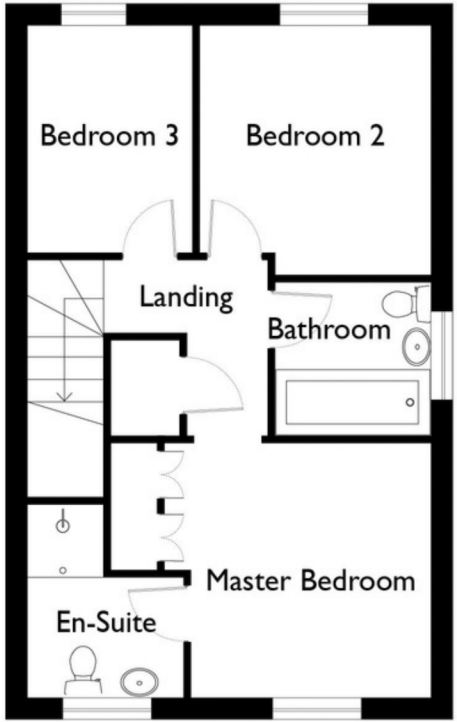
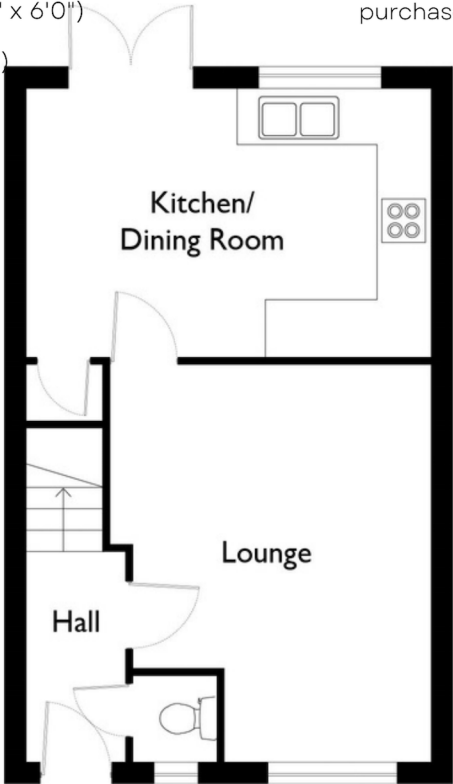
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- Lounge to front - 4.44m x 3.56m (14'7" x 11'8")
- Kitchen to rear - 4.52m x 0.1m (14'10" x 0'4")
- Bedroom One to front - 2.79m x 2.67m (9'2" x 8'9") + wardrobe recess
- Ensuite to front - 1.75m x 1.35m (5'9" x 4'5") + shower
- Bedroom Two to rear - 2.64m x 2.51m (8'8" x 8'3")
- Bedroom Three to rear - 2.51m x 1.83m (8'3" x 6'0")
- Bathroom to side - 2.03m x 1.7m (6'8" x 5'7")

A beautifully presented modern semi-detached property offered for sale on a 75% shared ownership basis. The well-appointed accommodation briefly affords reception hall, lounge, modern dining kitchen, three bedrooms, ensuite shower room, family bathroom, landscaped rear garden and driveway providing off-road parking. The property can also be purchased at 100% ownership for £300,000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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: B
 Tenure: Leasehold if purchased as shared ownership / Freehold if purchase 100%

The vendor advises that the property is Leasehold with approximately 116 years remaining on the lease, a combined service, rent & maintenance charge payable of approximately £208.33 per month. HOWEVER if you were to purchase the full 100% the property would become Freehold upon completion. 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