

# DRAKES

ESTATE AGENTS



Haslucks Green Road, Shirley, B90 2LG

£400,000

- An Extremely Well Presented Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Conservatory
- Guest WC
- Utility Room
- Modern Family Bathroom
- Large Garage & Off Road Parking
- Good Size Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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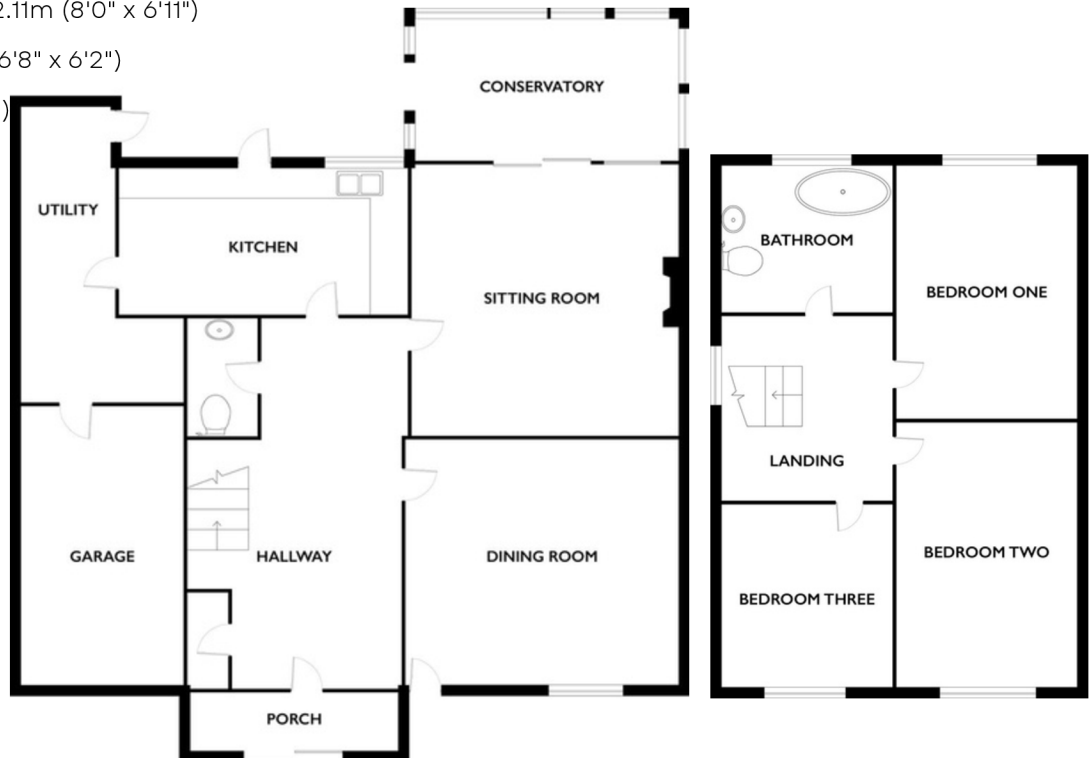
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- Dining Room to rear - 4.34m x 3.35m (14'3" x 11'0") into bay max
- Conservatory to rear - 3.35m x 2.97m (11'0" x 9'9")
- Kitchen to rear - 3.68m x 2.69m (12'1" x 8'10")
- Utility Room to side - 4.7m x 1.22m (15'5" x 4'0")
- Bedroom One to rear - 3.38m x 3.48m (11'1" x 11'5") plus bay
- Bedroom Two to front - 4.22m x 2.82m (13'10" x 9'3") into bay
- Bedroom Three to front - 2.44m x 2.11m (8'0" x 6'11")
- Bathroom to rear - 2.03m x 1.88m (6'8" x 6'2")
- Garage - 5.41m x 3.23m (17'9" x 10'7")

An extremely well-presented semi-detached home situated in a convenient location with great scope for extension subject to relevant planning permission and accommodation comprising in brief of entrance porch, reception hall, lounge, dining room, conservatory, extended kitchen, guest WC, utility room, three bedrooms, modern family bathroom, good size rear garden, large garage and driveway providing off-road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	78
(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: D  
 EPC Rating: D  
 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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