

# DRAKES

ESTATE AGENTS



Meadow Pleck Lane, Dickens Heath, B90 1SN

£670,000

- A Well Presented Detached Family Home
- Four Double Bedrooms
- Living Dining Kitchen
- Lounge & Separate Study
- Conservatory
- Two Modern Ensuite Shower Rooms
- Modern Re-Fitted Bathroom
- Refitted Family Bathroom
- Tandem Garage & Off Road Parking
- Landscaped Southerly Garden



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



- Lounge to front - 5.18m x 0m (16'12" x 0'0")
- Study to front - 2.46m x 1.83m (8'1" x 6'0")
- Living/Dining Kitchen to rear - 6.05m x 3.66m (19'10" x 12'0")
- Utility to rear - 2.74m x 1.73m (9'0" x 5'8")
- Conservatory to rear - 3.86m x 3.38m (12'8" x 11'1")
- Master Bedroom - 5.94m x 5m (19'6" x 16'5") + walk-in wardrobes
- Ensuite - 1.55m x 1.98m (5'1" x 6'6")
- Bedroom Two to front - 4.88m x 3.66m (16'0" x 12'0") inc fitted wardrobes
- Ensuite to side - 1.8m x 1.52m (5'11" x 5'0")
- Bedroom Three to front 13'6" x 9'1" - 4.11m x 2.77m (13'6" x 9'1") inc fitted wardrobes
- Bedroom Four to rear 13'6" x 9'1" - 4.11m x 2.77m (13'6" x 9'1") inc fitted wardrobes
- Bathroom to rear - 3.68m x 2.29m (12'1" x 7'6")
- Garage - 10.97m x 2.59m (36'0" x 8'6")

A well-presented detached family home set in a pleasant cul-de-sac location with spacious accommodation comprising in brief of reception hall, guest WC, lounge, study, living/dining kitchen, utility room, conservatory, four double bedrooms, two modern ensuite shower rooms, re-fitted family bathroom, landscaped garden with a southerly aspect, tandem garage and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: G  
 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2020 | www.houseviz.com

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