

# DRAKES

ESTATE AGENTS



Heath Road, Hollywood, B47 5LR

£350,000

- A Spacious Semi-Detached Bungalow
- Three Bedrooms
- Lounge
- Reception Hall/Dining Area
- Refitted Kitchen
- Utility
- Shower Room & Separate WC
- Large Mature Rear Garden
- Garage & Off Road Parking
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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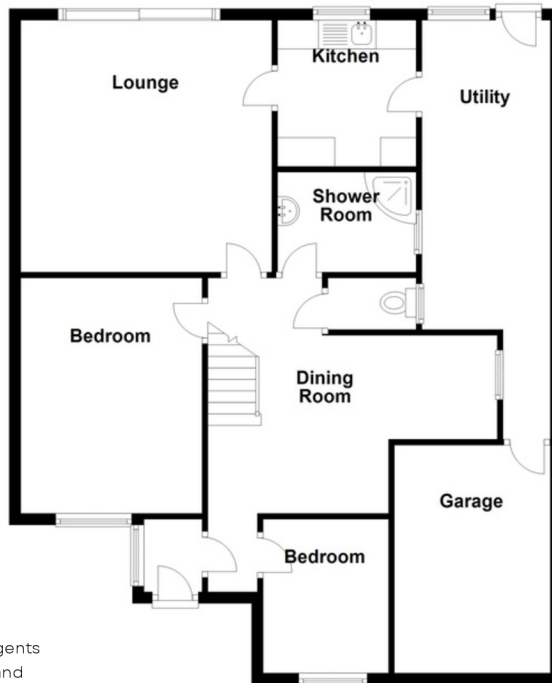
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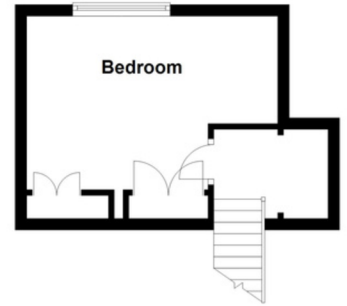
- Lounge to rear - 4.5m x 4.24m (14'9" x 13'11")
- Kitchen to rear - 2.29m x 2.41m (7'6" x 7'11")
- Utility Room to side - 4.93m x 2.24m (16'2" x 7'4")
- Bedroom One to front - 3.84m x 3.23m (12'7" x 10'7")
- Bedroom Two to front - 4.22m x 3.3m (13'10" x 10'10") into bay max
- Shower Room to side - 2.26m x 1.98m (7'5" x 6'6")
- Bedroom Three to second floor - 4.75m x 3.61m (15'7" x 11'10") plus storage max
- Garage - 4.78m x 2.26m (15'8" x 7'5")

A spacious semi-detached bungalow offered with no upward chain and accommodation comprising in brief of entrance porch, large reception hall which is currently used as a dining area, lounge, re-fitted kitchen, utility, two ground-floor bedrooms, shower room, separate WC, a further first-floor bedroom, large mature rear garden, driveway for off-road parking and a garage.

### Ground Floor



### First Floor



Total area: approx. 112.4 sq. metres (1209.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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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