

# DRAKES

ESTATE AGENTS



Derron Avenue, Birmingham, B26 1LA

£275,000

- An Immaculate Extended Semi-Detached
- Three Bedrooms
- Lounge/Dining Room
- Extended Kitchen Diner
- Covered Side Access
- Modern Bathroom
- Landscaped Rear Garden
- Rear Garage
- Off Road Parking



SCAN TO VIEW  
VIRTUAL TOUR

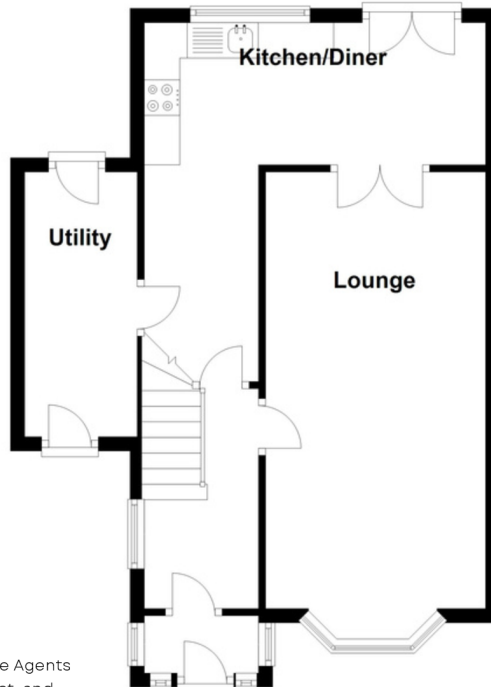




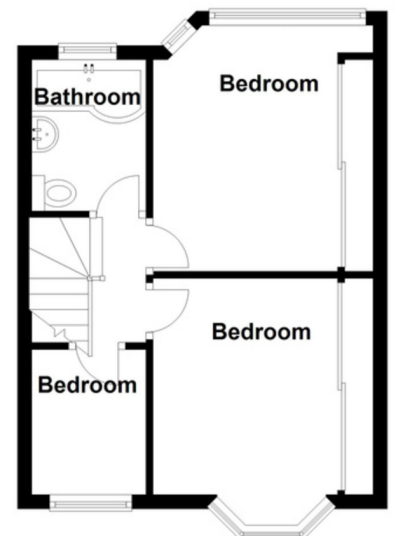
- Lounge to front - 7.32m x 3.48m (24'0" x 11'5") into the bay
- Kitchen Diner to rear - 5.44m max 2.43m min x 5.13m max 1.52m min (17'10" max x 16'10" max )
- Covered Side Access - 4.42m x 1.35m (14'6" x 4'5")
- Bedroom One to rear - 3.61m x 2.49m (11'10" x 8'2") + fitted wardrobes
- Bedroom Two to front - 3.66m x 2.97m (12'0" x 9'9") +wardrobes
- Bedroom Three to front - 1.83m x 1.73m (6'0" x 5'8")
- Bathroom to rear - 1.93m x 1.57m (6'4" x 5'2")
- Garage - 5.08m x 2.39m (16'8" x 7'10")

An immaculate extended semi-detached property set in a cul-de-sac location with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, extended dining kitchen, covered side access, three bedrooms, modern bathroom, landscaped rear garden, rear garage and a driveway providing off-road parking.

### Ground Floor



### First Floor



Total area: approx. 78.7 sq. metres (847.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	87
B	
C	
D	
66	
E	
F	
Not energy efficient - higher running costs	
G	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 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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