

DRAKES

ESTATE AGENTS



Corbett Road, Hollywood, B47 5LT

£325,000

- A Traditional Style Semi Detached
- Three Bedrooms
- Lounge/Diner
- Kitchen
- Outer Lobby & WC
- Bathroom
- Off Road Parking & Garage
- Requires Total Modernisation
- Good Size Rear Garden
- No Upward Chain



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 Diner Dual Aspect - 7.98m x 3.63m (26'2" x 11'11" max 10'8"min)

Kitchen to rear - 3.61m x 3.66m (11'10" max 9'11"min x 12'0" max)

Bedroom One to front - 4.29m x 3.18m (14'1" x 10'5")max

Bedroom Two to rear - 3.23m x 3.63m (10'7" x 11'11") amx

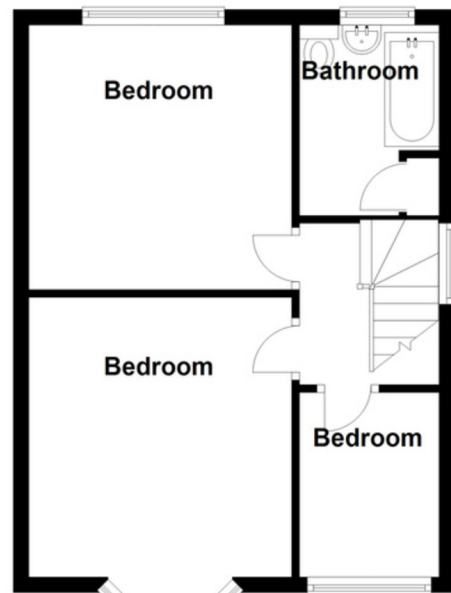
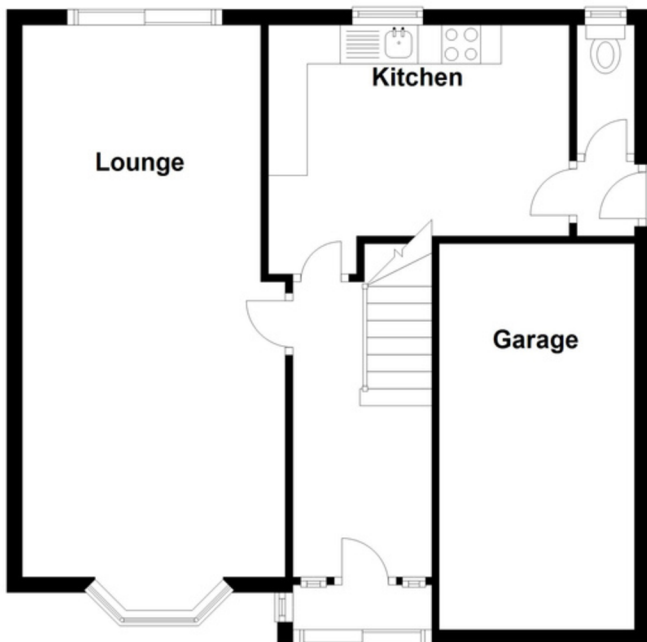
Bedroom Three to front - 2.36m x 2.26m (7'9" x 7'5")

Bathroom to rear - 2.13m x 2.59m (7'0" x 8'6")

A traditional style semi-detached property requiring extension refurbishment but offers great scope for improvements and extensions subject to the relevant planning consents. The accommodation comprises in brief of entrance porch, reception hall, lounge/diner, extended kitchen, guest WC, three bedrooms, bathroom, garage, off road parking and good size rear garden and offers the added benefit of no upward chain.

Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		77
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

EPC Rating: G

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. .

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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). 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.