



Rowbrook Close, Majors Green, Shirley, B90 1EJ

Offers Over £450,000

- A Modern Detached Bungalow
- Two Double Bedrooms
- Kitchen
- Lounge
- Dining Room
- Ensuite Shower Room
- Bathroom
- Gardens to Rear & Side
- Double Garage & Off Road Parking
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

# DRAKES

ESTATE AGENTS



Kitchen to front - 5.79m x 2.39m (19'0" x 7'10")  
 Dining Room to side - 3.86m x 3.76m (12'8" x 12'4")  
 Lounge to rear - 6.02m x 3.76m (19'9" x 12'4")  
 Bedroom One to rear - 4.5m x 3.58m (14'9" x 11'9")  
 Ensuite to side - 1.37m x 1.5m (4'6" x 4'11") plus shower cubicle  
 Bedroom Two to front - 3.3m x 3.61m (10'10" x 11'10")  
 Bathroom to side - 2.01m x 1.68m (6'7" x 5'6")  
 Double Garage - 5.72m x 5.69m (18'9" x 18'8")

A modern detached bungalow set in a pleasant cul-de-sac location offered with no upward chain and accommodation comprising in brief of reception hall, kitchen, lounge, dining room, two double bedrooms, ensuite shower room, bathroom, gardens to the side and rear, double garage and driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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: D

EPC Rating: C

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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Total area: approx. 127.4 sq. metres (1371.1 sq. feet)

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