

DRAKES

ESTATE AGENTS



Stratford Road, Shirley, B90 1PR

£285,000

- An Extended Semi-Detached
- Three Bedrooms
- Dining Room
- Spacious Living Room Opening to Kitchen
- Bathroom
- Large Rear Garden
- Hard Standing to the Front
- Entrance Porch & Reception Hall



SCAN TO VIEW
VIRTUAL TOUR

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- Dining Room to front - 4.17m x 3.18m (13'8" x 10'5")
- Lounge - 4.95m x 4.17m (16'3" x 13'8")
- Kitchen to rear - 4.67m x 1.85m (15'4" x 6'1")
- Bedroom One to front - 3.68m x 3.18m (12'1" x 10'5")
- Bedroom Two to rear - 3.07m x 2.59m (10'1" x 8'6")
- Bedroom Three to front - 3m x 1.52m (9'10" x 5'0")
- Bathroom to rear - 3.1m x 1.85m (10'2" x 6'1")

An extended semi-detached property in a convenient location with accommodation comprising in brief of entrance porch, reception hall, dining room, spacious living room opening to the kitchen, three bedroom, bathroom, large rear garden and hard standing to the front.

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

The information provided by Drakes Estate Agents do not constitute part 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.

