

# DRAKES

ESTATE AGENTS



Warmington Road, Hollywood, B47 5PE

£425,000

- An Immaculate Extended Semi-Detached
- Three Good Sized Bedrooms
- Lounge/Dining Room
- Re-fitted Breakfast Kitchen
- Guest WC
- Modern Re-fitted Bathroom
- Landscaped Front, Side & Rear Gardens
- Garage & Off Road Parking
- Impressive Corner Plot



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



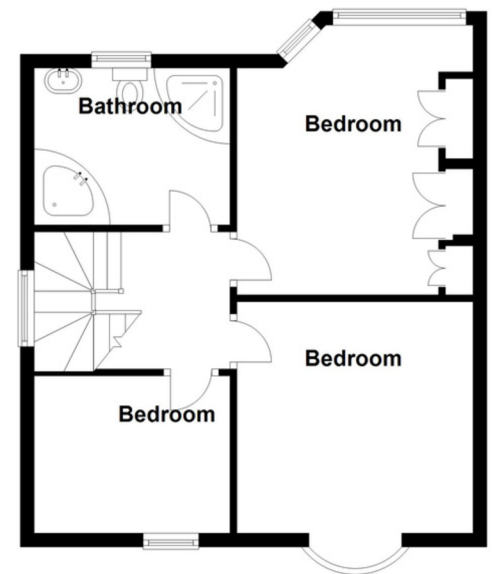
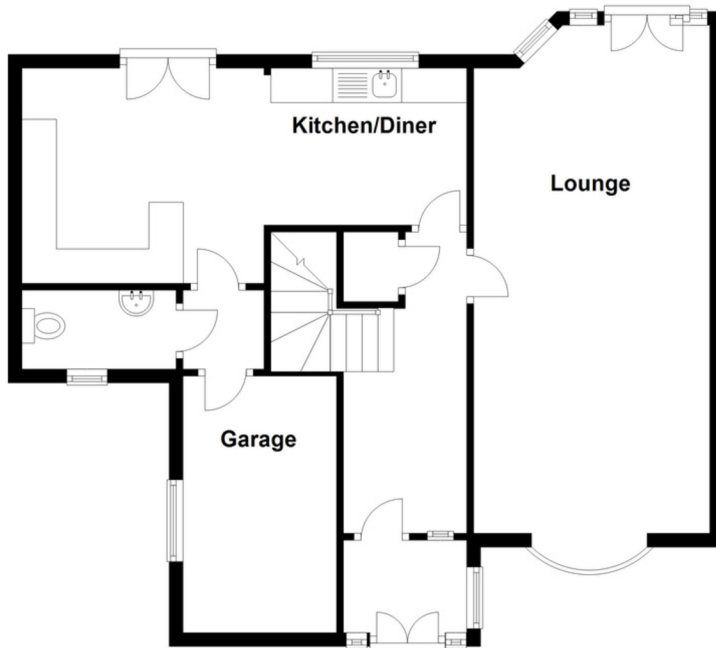


- Dual Aspect Lounge/Dining Room - 6.83m x 3.33m (22'5" x 10'11")
- Kitchen to rear - 6.73m x 3.12m max 2.28min (22'1" x 10'3" max 7'6"min)
- Bedroom One to rear - 4.17m x 2.72m (13'8" x 8'11") + fitted wardrobes
- Bedroom Two to front - 4.24m x 3.38m (13'11" x 11'1" max) into bay
- Bedroom Three to front - 2.44m x 2.72m (8'0" x 8'11")
- Bathroom to rear - 2.72m x 2.31m (8'11" x 7'7")
- Garage - 4.32m x 2.29m (14'2" x 7'6")

An immaculate semi-detached home occupying an impressive corner plot with extremely well-maintained and extended accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, extended and re-fitted breakfast kitchen, guest WC, three good size bedrooms, modern re-fitted bathroom with a spa bath and separate shower, landscaped front side and rear gardens, driveway providing off road parking and garage.

**Ground Floor**  
Approx. 69.5 sq. metres (748.1 sq. feet)

**First Floor**  
Approx. 44.7 sq. metres (481.3 sq. feet)



Energy Efficiency Rating		
How energy efficient - lower running costs	Current	Potential
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<small>Not energy efficient - higher running costs</small>		
<small>EU Directive 2002/91/EC</small>		

COUNCIL TAX BAND: D  
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.

**Total area: approx. 114.2 sq. metres (1229.4 sq. feet)**

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.