

DRAKES

ESTATE AGENTS



Pastures Drive, Tidbury Green, B90 1US

£450,000

- An Immaculate Detached Property
- Three Bedrooms
- Lounge
- Breakfast Kitchen Room
- Guest WC
- Family Bathroom
- Ensuite Shower Room
- Off Road Parking
- Rear Garden with Southerly Aspect
- Garden Office/Gym



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

DRAKES

ESTATE AGENTS



- Lounge to front - 4.7m x 3.1m (15'5" x 10'2")
- Breakfast Kitchen to rear - 5.33m x 3.48m (17'6" x 11'5")
- Bedroom One to front - 3.68m x 3.38m (12'1" x 11'1") inc fitted wardrobes
- Ensuite to front - 1.55m x 1.45m (5'1" x 4'9")
- Bedroom Two to rear - 3.25m x 2.95m (10'8" x 9'8") inc fitted wardrobes
- Bedroom Three to rear - 2.79m x 1.68m (9'2" x 5'6")
- Bathroom - 2.03m x 1.96m (6'8" x 6'5")

An immaculate detached property set in a sought-after location with pleasant views to the front. Constructed in 2020 the accommodation of this modern home comprises in brief of reception hall, guest WC, lounge, breakfast kitchen, three bedrooms, ensuite shower room, family bathroom, off road parking and rear garden with a southerly aspect and a garden office/gym.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: E
 EPC Rating: B
 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.