

DRAKES

ESTATE AGENTS



Chesterwood, Hollywood, B47 5EN

Offers Over £435,000

- An Extended Link-Detached Property
- Four Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility & Guest WC
- Family Bathroom
- Modern Ensuite Shower Room
- Garage & Off Road Parking
- Southerly Aspect Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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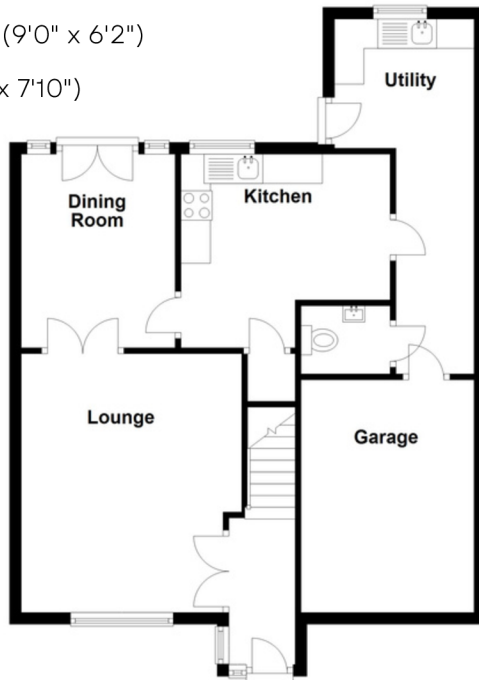
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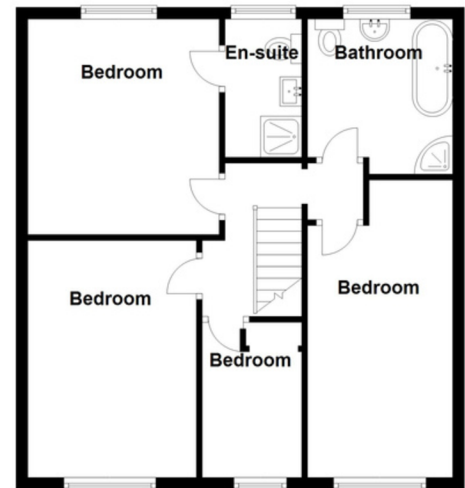
- Lounge to front - 4.72m x 3.78m (15'6" x 12'5")
- Dining Room to rear - 3.05m x 2.69m (10'0" x 8'10")
- Kitchen to rear - 3.43m x 3m (11'3" x 9'10")
- Utility to rear - 2.77m x 2.36m (9'1" x 7'9")
- Bedroom One to rear - 3.78m x 2.9m (12'5" x 9'6")
- Ensuite to rear - 2.44m x 1.75m (8'0" x 5'9")
- Bedroom Two to front - 3.99m x 2.74m (13'1" x 9'0")
- Bedroom Three to front - 4.29m x 2.39m (14'1" x 7'10")
- Bedroom Four to front - 2.74m x 1.88m (9'0" x 6'2")
- Bathroom to rear - 2.77m x 2.39m (9'1" x 7'10")
- Garage - 5.08m x 2.49m (16'8" x 8'2")

An extended link detached property set in a quiet cul-de-sac location with accommodation comprising in brief of reception hall, lounge, dining room, kitchen, utility, guest WC, four bedrooms, modern ensuite shower room, re-fitted family bathroom, garage, rear garden and a driveway providing off-road parking.

Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) A	
<small>Energy efficient</small> (81-91) B	
<small>Decent</small> (69-80) C	
<small>Some energy efficiency improvements needed</small> (55-68) D	
<small>Energy efficiency improvements needed</small> (39-54) E	
<small>Low energy efficiency - higher running costs</small> (21-38) F	
<small>Very low energy efficiency - highest running costs</small> (1-20) G	
83	81

England & Wales EU Directive 2002/91/EC

COUNCIL TAX BAND: E
 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.

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.