

DRAKES

ESTATE AGENTS



Hollywood Lane, Hollywood, B47 5PX

Offers Over £350,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Modern Bathroom
- Good Size Rear Garden
- Garage & Large Driveway
- Backing onto Hollywood Golf Course
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Lounge Area to front - 3.66m x 5.79m (12'0" x 19'0")

Dining Area to rear - 2.08m x 4.93m (6'10" x 16'2")

Kitchen to side - 4.34m x 2.51m (14'3" x 8'3")

Bedroom One to front - 3.58m x 3.1m (11'9" x 10'2")

Bedroom Two to rear - 3.68m x 2.64m (12'1" x 8'8")

Bedroom Three to rear - 2.54m x 2.57m (8'4" x 8'5") inc fitted wardrobes

Bathroom to side - 1.6m x 2.74m (5'3" x 9'0")

Garage - 2.29m x 10.08m (7'6" x 33'1")

A traditional style semi-detached property backing onto Hollywood Golf Course, offering no upward chain the accommodation does require some updating and in brief comprises of reception hall, lounge/dining room, modern kitchen, three bedrooms, modern bathroom, good size rear garden, garage and a large driveway.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	
England & Wales	
EU Directive 2002/91/EC	

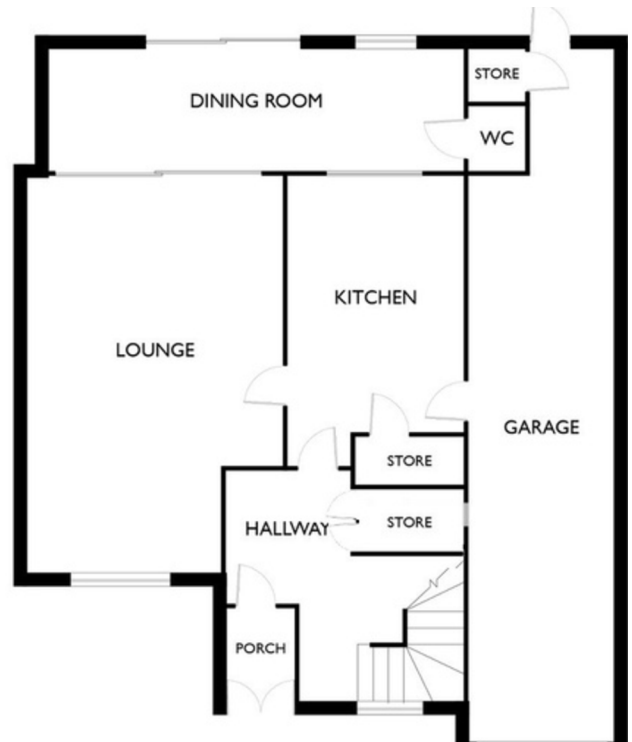
COUNCIL TAX BAND: D

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.

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.



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