

DRAKES

ESTATE AGENTS



Simms Lane, Hollywood, B47 5HN

£295,000

- A Significantly Extended End Terrace
- Four Bedrooms
- Lounge
- Kitchen
- Family Room
- Utility Room
- Guest WC
- Bathroom
- Pleasant Rear garden with Workshop
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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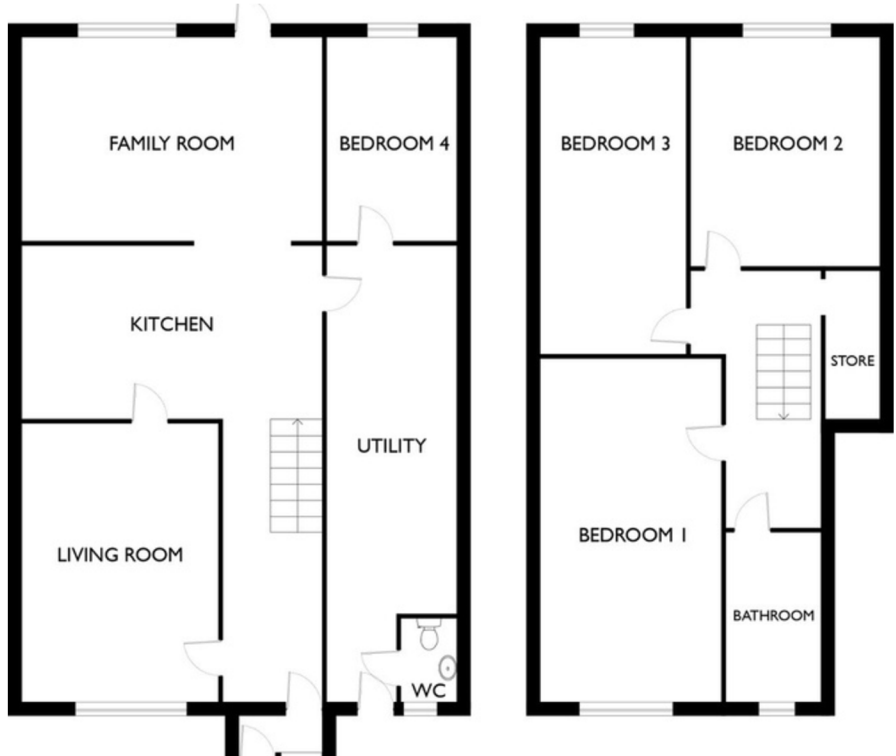
- Lounge to front - 3.94m x 3.94m (12'11" x 12'11")
- Kitchen to rear - 4.88m x 2.06m (16'0" x 6'9")
- Family Room to rear - 4.67m x 3.33m (15'4" x 10'11")
- Utility Room to side - 3.94m x 1.65m (12'11" x 5'5")
- Ground Floor Bedroom to rear - 3.86m x 1.68m (12'8" x 5'6")
- Bedroom One to front - 3m x 2.67m (9'10" x 8'9")
- Bedroom Two to rear - 3.1m x 2.39m (10'2" x 7'10")
- Bedroom Three to rear to rear - 2.16m x 2.39m (7'1" x 7'10")

A significantly extended end terrace property offering the following, surprisingly spacious accommodation; entrance porch, hall, lounge, kitchen, family room, utility room, guest WC, four bedrooms, bathroom, pleasant rear garden, workshop and a driveway providing off-road parking.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80		75
D	55-68		
E	39-54	46	
F	21-38		
G	1-20		
<small>Very energy inefficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: B
 EPC Rating: E
 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.



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