

DRAKES

ESTATE AGENTS



Acheson Road, Shirley, B90 2JA

Offers Over £300,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Guest WC
- Refitted Shower Room
- Garage to Rear
- Off Road Parking
- Rear Garden



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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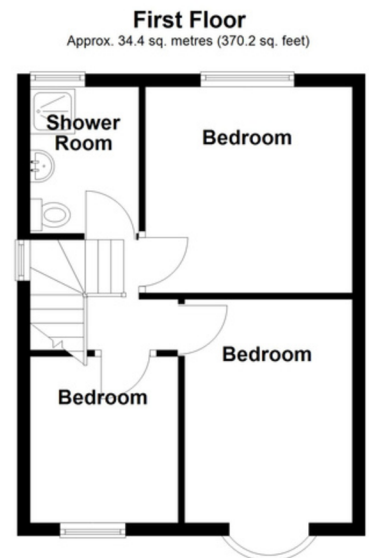
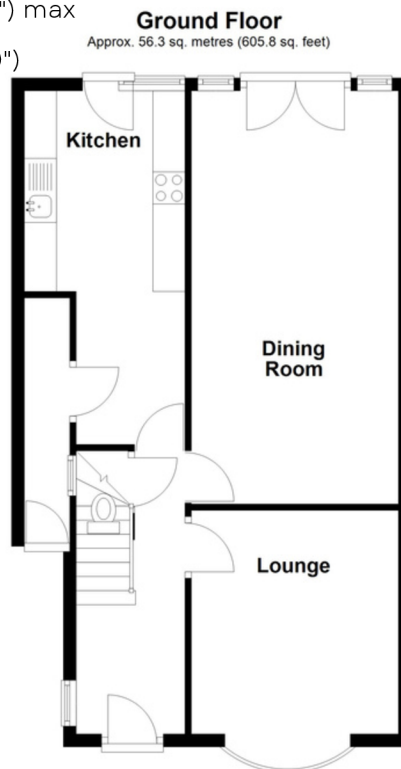


Lounge to front - 4.14m x 3.15m (13'7" x 10'4") max into bay
 Dining Room to rear - 6.83m x 3.18m (22'5" x 10'5") max
 Kitchen to rear - 5.77m x 2.64m (18'11" x 8'8" max 5'4" min)
 Bedroom One to front - 3.76m x 3.02m (12'4" x 9'11") into bay
 to front of wardrobes
 Bedroom Two to rear - 3.3m x 3.18m (10'10" x 10'5") max
 Bedroom Three to front - 2.16m x 1.83m (7'1" x 6'0")
 Shower Room to rear - 2.21m x 1.45m (7'3" x 4'9")

A three bedroom traditional style semi-detached with accommodation comprising in brief of reception hall, lounge, extended dining room, extended kitchen, guest WC, refitted shower room, rear garden with garage to rear and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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: D
 EPC Rating: D
 Tenure: Freehold



Total area: approx. 90.7 sq. metres (976.1 sq. feet)

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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