

# DRAKES

ESTATE AGENTS



Stroud Road, Shirley, B90 2JT

£335,000

- An Extended Semi-Detached
- Three Bedrooms
- Lounge Diner
- Extended L-Shaped Kitchen Diner
- Guest WC
- Refitted Bathroom
- Garage to Rear
- Off Road Parking
- Good Sized Rear Garden
- 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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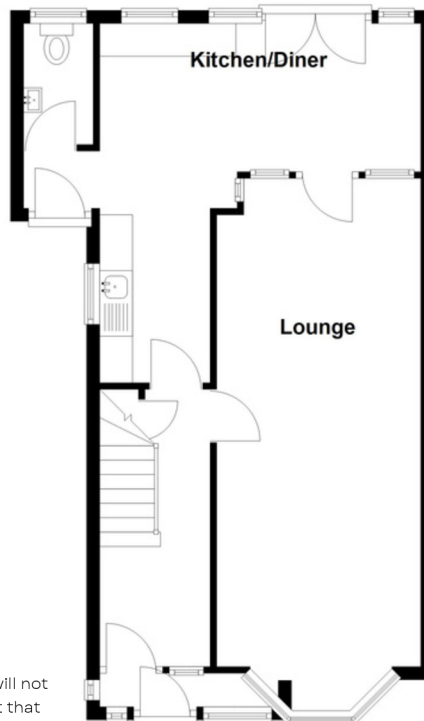
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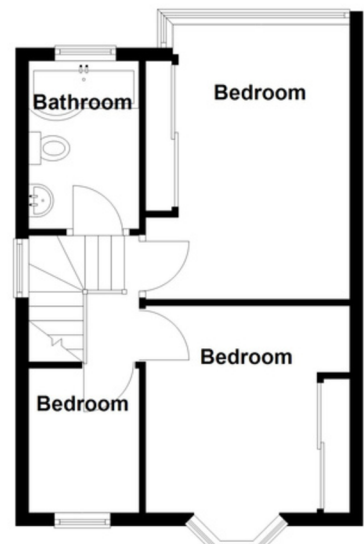
Lounge Diner - 7.92m x 3.05m (26'0" x 10'0") max into bay  
 L-Shaped Kitchen Diner to rear - 5.16m max 2.66m min x 5.05m max 1.54m min (16'11" max 8'9" min x 16'7" max 5'5" min)  
 Side Lobby - 1.14m x 1.27m (3'9" x 4'2")  
 Guest WC to rear - 1.32m x 0.97m (4'4" x 3'2")  
 Bedroom One to Front - 4.24m x 3.02m (13'11" x 9'11") max into bay  
 Bedroom Two to rear - 3.96m x 2.49m (13'0" x 8'2") to front of wardrobes  
 Bedroom Three to front - 1.98m x 1.63m (6'6" x 5'4")  
 Bathroom to rear - 2.21m x 1.65m (7'3" x 5'5")

A traditional style extended semi-detached property offering no upward chain and accommodation comprising in brief of entrance porch, reception hall, lounge/diner, L-shaped kitchen diner, guest WC, refitted bathroom, garage to rear, off road parking and pleasant private aspect rear garden.

**Ground Floor**  
 Approx. 53.4 sq. metres (574.7 sq. feet)



**First Floor**  
 Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 88.8 sq. metres (956.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	66	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 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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