

# DRAKES

ESTATE AGENTS



Coppice Gardens, Hollywood, B47 5JJ

£325,000

- A Modern Semi-Detached
- Three Good-Sized Bedrooms
- Dual Aspect Lounge
- Dual Aspect Dining Kitchen
- Study
- Guest WC
- Family Bathroom
- Ensuite Shower Room
- Garage & Off Road Parking
- Pleasant Rear Garden



SCAN TO VIEW  
VIRTUAL TOUR

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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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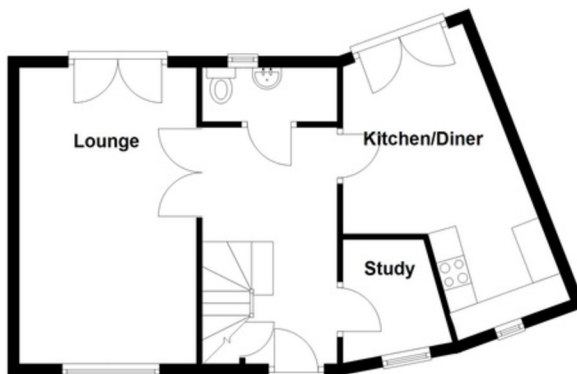


Dual Aspect Lounge - 4.8m x 2.97m (15'9" x 9'9")  
 Dual Aspect Dining Kitchen - 4.9m x 3.51m (16'1" x 11'6") max  
 Study to front - 2.34m x 2.87m (7'8" x 9'5") max  
 Bedroom One to front - 3.12m x 2.97m (10'3" x 9'9") max  
 Ensuite to rear - 2.24m x 0.97m (7'4" x 3'2") plus Shower Cubicle  
 Bedroom Two to front - 4.9m x 2.59m (16'1" x 8'6") max  
 Bedroom Three to rear - 3.28m x 2.13m (10'9" x 7'0")  
 Bathroom to rear - 2.01m x 1.68m (6'7" x 5'6")

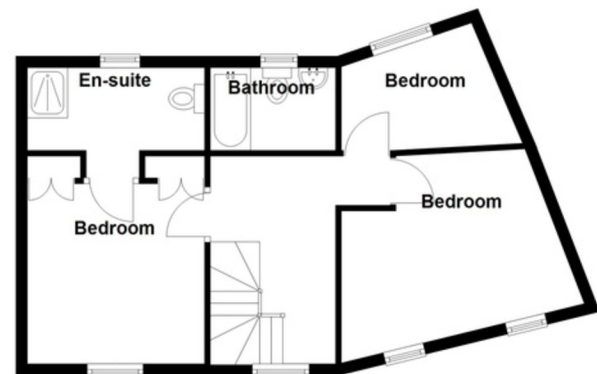
A modern semi-detached property set in a convenient, cul-de-sac location with accommodation comprising in brief of reception hall, lounge, dining kitchen, guest WC, study, three good-sized bedrooms, ensuite shower room, family bathroom, pleasant rear garden, garage and a driveway providing off road parking.

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

**Ground Floor**  
Approx. 45.3 sq. metres (487.5 sq. feet)



**First Floor**  
Approx. 45.5 sq. metres (489.3 sq. feet)



COUNCIL TAX BAND: D  
 EPC Rating: C  
 Tenure: Freehold

The vendor advises that the property is Freehold. However there is a monthly maintenance fee payable to Maple222 for the maintenance of the communal areas of £20pcm. 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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