

DRAKES

ESTATE AGENTS



19 Laburnum Close, Hollywood, Birmingham, B47 5QW
£275,000

- Modern End-Terrace
- Desirable Location
- Lounge
- Modern Kitchen
- Conservatory
- Two Bedrooms
- Modern Shower Room
- Private Rear Garden
- Off Road Parking
- No Chain



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



Porch

Lounge to front - 3.84m x 4.52m (12'7" x 14'10")

Kitchen to rear - 3.84m x 2.51m (12'7" x 8'3")


Conservatory to rear - 3.25m x 2.69m (10'8" x 8'10")

Bedroom One to rear - 3.84m x 2.54m (12'7" x 8'4")

Bedroom Two to front - 3.84m x 2.16m (12'7" x 7'1")

Shower Room - 2.24m x 1.85m (7'4" x 6'1")

We are pleased to offer for sale this well-presented modern home, situated within a quiet cul-de-sac on the desirable Hollywood Grange Development. A recently re-decorated and re-carpeted end-of-terrace property in a highly sought-after location. The accommodation comprises a porch, lounge, modern kitchen, conservatory, two bedrooms, and a modern shower room. Private rear garden and a driveway for off-road parking.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		66	72
<p>England and Wales</p>		EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold



Total area: approx. 69.5 sq. metres (748.3 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 does 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.