

DRAKES

ESTATE AGENTS



Berkeley Road, Shirley, B90 2HU

Guide Price £350,000

- A Traditional Semi-Detached
- Three Good-Sized Bedrooms
- Extended Kitchen
- Lounge/Dining Room
- Conservatory
- Study/Snug
- Additional Ground Floor Shower Room/Utility
- Pleasant Rear Garden
- Driveway Providing Off Road Parking
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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Lounge Diner - 7.8m x 3.2m (25'7" x 10'6") into bay

Conservatory to rear - 2.97m x 2.84m (9'9" x 9'4")

Study/Snug to side - 2.79m x 1.65m (9'2" x 5'5")

Shower Room/Utility to front - 2.03m x 1.7m (6'8" x 5'7")

Kitchen to rear - 3.48m x 2.36m (11'5" x 7'9")

Bedroom One to front - 4.22m into bay x 2.57m plus fitted wardrobes (13'10" x 8'5")

Bedroom Two to rear - 3.4m x 2.59m plus fitted wardrobes (11'2" x 8'6")

Bedroom Three to rear - 2.44m x 2.26m (8'0" x 7'5")

Bathroom to front - 2.26m x 1.65m (7'5" x 5'5")

A lovingly maintained semi-detached property in a popular location. The accommodation in brief comprises a porch, hall, lounge/dining room, extended modern kitchen, conservatory, study/snug, ground floor shower room/utility, three good-sized bedrooms, and a family bathroom. Pleasant rear garden and driveway for off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		77
D (55-68)	57	
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

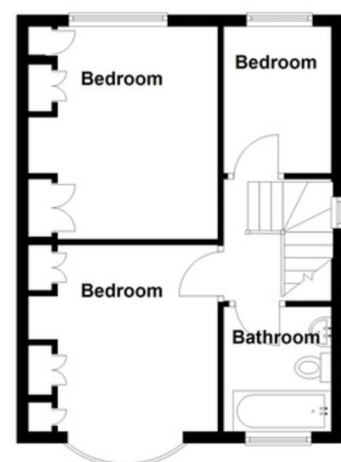
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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.

Ground Floor
Approx. 63.1 sq. metres (678.9 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 99.3 sq. metres (1068.6 sq. feet)