

DRAKES

ESTATE AGENTS



Old Dickens Heath Road, Dickens Heath, B90 1SR

£350,000

- An Extremely Well Maintained Semi-Detached
- Three Good-Sized Bedrooms
- Lounge
- Refitted Kitchen
- Conservatory
- Refitted En-suite Shower Room
- Family Bathroom
- Private South Facing Garden
- Garage
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 5.11m x 3.18m (16'9" x 10'5")
 Kitchen to rear - 4.24m x 2.64m (13'11" x 8'8")
 Conservatory to rear - 3.56m x 2.95m (11'8" x 9'8")
 Bedroom One to front - 2.82m x 3.68m (9'3" x 12'1") + fitted wardrobes
 Ensuite to side - 1.57m x 1.35m (5'2" x 4'5") plus shower
 Bedroom Two to rear - 4.17m x 2.44m (13'8" x 8'0")
 Bedroom Two to rear 13 x 8' - 3.96m x 2.44m (13'0" x 8'0")
 Bedroom Three - 3.3m x 2.26m (10'10" x 7'5")

An extremely well-maintained semi-detached property with three good-sized bedrooms and accommodation comprising in brief of reception hall, lounge, re-fitted kitchen, conservatory, three good-sized bedrooms, re-fitted en-suite shower room, family bathroom, private, south-facing rear garden, garage and providing driveway off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(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: C

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 974 years remaining on the lease, a ground rent is payable of £53.79 per half year. 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.

