

DRAKES

ESTATE AGENTS



Alcester Road, Hollywood, B47 5NL

£350,000

- A Well Maintained Semi-Detached
- Three Good-Sized Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Utility Room
- Refitted Bathroom
- Mature Private Rear Garden
- Generous Driveway
- Garage
- 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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Lounge/Dining Room - 7.59m x 3.33m (24'11" x 10'11")

Kitchen to rear - 3.02m x 2.36m (9'11" x 7'9")

Utility Room - 3.68m x 1.68m (12'1" x 5'6")

Bedroom One to rear - 3.18m x 3.66m (10'5" x 12'0")

Bedroom Two to front - 3.61m x 2.69m (11'10" x 8'10")

Bedroom Three to front - 2.51m x 2.46m (8'3" x 8'1")

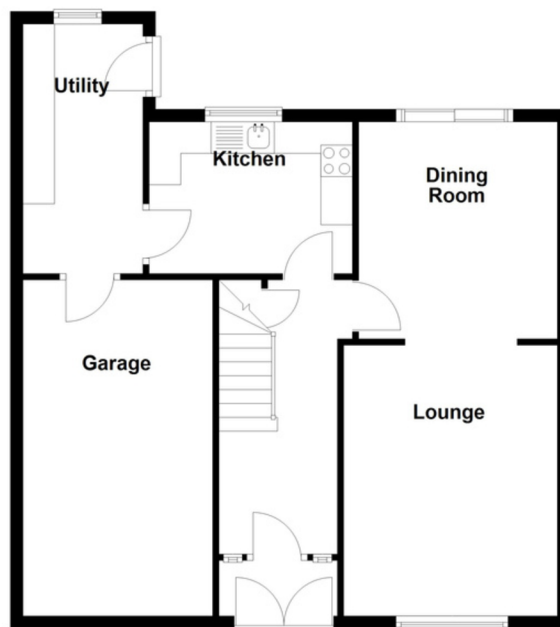
Bathroom to rear - 2.39m x 1.88m (7'10" x 6'2")

Garage - 5.05m x 2.26m (16'7" x 7'5")

Occupying an impressive plot, this well-maintained semi-detached property with lovely countryside views to the front is offered for sale with no upward chain and huge scope for extension (subject to the relevant consents). The accommodation comprises in brief of entrance porch, reception hall, lounge/dining room, modern kitchen, utility room, three good-sized bedrooms, and a re-fitted bathroom, mature private rear garden, garage and generous driveway.

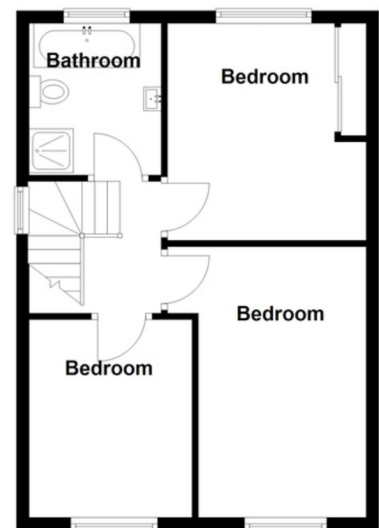
Ground Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 111.2 sq. metres (1196.7 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	79
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: D

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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