

# DRAKES

ESTATE AGENTS



Fieldways Close, Hollywood, B47 5NU

£475,000

- A Spacious Link Detached Family Home
- Four Double Bedrooms
- Spacious Lounge
- Dining Room
- Conservatory
- Breakfast Kitchen
- Family Bathroom & En-Suite
- Garage & Driveway
- Utility Room & Guest WC
- Private 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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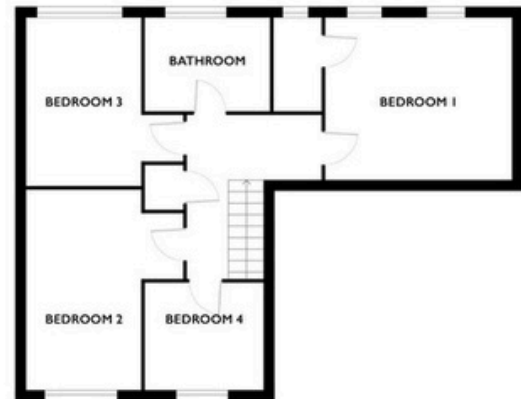
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Spacious Lounge to front - 5.84m x 4.42m max (19'2" x 14'6")  
 Dining Room to rear - 5.41m x 2.95m (17'9" x 9'8")  
 Breakfast Kitchen to rear - 3.99m x 3.58m (13'1" x 11'9")  
 Utility Room to side - 1.02m x 5m (3'4" x 16'4")  
 Guest WC to side - 1.6m x 0.99m (5'3" x 3'3")  
 Conservatory - 4.29m x 2.06m (14'1" x 6'9")  
 Dual Aspect Bedroom One - 3.76m up to wardrobes x 3.66m (12'4" x 12'0")  
 En-Suite Shower Room to rear - 1.85m into shower x 1.35m (6'1" x 4'5")  
 Bedroom Two to front - 4.17m x 2.9m min (13'8" x 9'6")  
 Bedroom Three to rear - 3.15m x 2.92m (10'4" x 9'7")  
 Bedroom Four to front - 2.62m x 2.44m (8'7" x 8'0")  
 Family Bathroom to rear - 2.34m x 1.65m (7'8" x 5'5")  
 Garage - 5.26m x 2.51m (17'3" x 8'3")

A well presented and spacious link detached family home benefitting from four double bedrooms, two spacious reception rooms, conservatory, breakfast kitchen, utility, guest WC, family bathroom, en-suite shower room, good size rear garden, garage and 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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



COUNCIL TAX BAND: E  
 EPC Rating: TBC  
 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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