

DRAKES

ESTATE AGENTS



St. Bernards Road, Solihull, B92 7DF

Offers Over £550,000

- A Deceptively Spacious Detached Property
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Downstairs Bathroom & Separate WC
- First Floor Bathroom & Separate WC
- Utility Room
- Double Garage & Off Road Parking
- West Facing Rear Garden
- Sought After Location



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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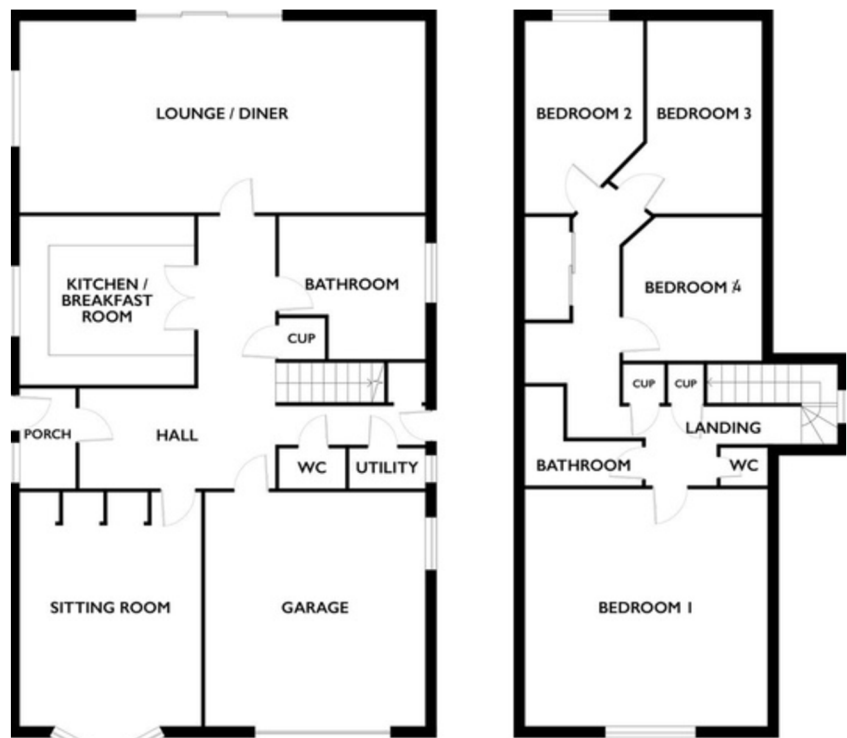


Sitting Room to front - 5m x 3.86m (16'5" x 12'8")
 Spacious Dual Aspect Lounge Diner - 8.61m x 4.47m (28'3" x 14'8")
 Kitchen to side - 3.76m x 3.56m (12'4" x 11'8")
 Bathroom to side - 2.95m max x 2.62m max (9'8" x 8'7")
 Bedroom One to front - 5.26m x 5m (17'3" x 16'5")
 Bedroom Two to rear - 4.29m x 2.57m (14'1" x 8'5")
 Bedroom Three to rear - 4.19m max x 2.57m (13'9" x 8'5")
 Bedroom Four to side - 2.95m x 2.54m (9'8" x 8'4")
 L-Shaped Bathroom to side - 2.44m x 1.96m (8'0" x 6'5")
 Double Garage - 5.03m x 4.65m (16'6" x 15'3")

A deceptively spacious detached home in a sought after location benefitting from two spacious reception rooms, kitchen, ground floor bathroom with separate guest WC, utility room, four double bedrooms, first floor bathroom with separate WC, double garage, off road parking and a West facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		83
C (69-80)		
D (55-68)	65	
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: E
 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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