

DRAKES

ESTATE AGENTS



Acer Drive, Tidbury Green, B90 1UQ

£515,000

- A Well Presented Detached Family Home
- Four Bedrooms
- Lounge
- Contemporary Dining Kitchen
- Modern En-Suite Shower Room
- Family Bathroom
- Guest WC
- Garage & Driveway
- Landscaped South Facing Rear Garden
- Private Location



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

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

DRAKES

ESTATE AGENTS



Guest WC to front

Lounge to front - 5m x 3.78m (16'5" x 12'5")

Dining Kitchen to rear - 5.99m x 3.53m (19'8" x 11'7")

Bedroom One to rear - 3.28m x 2.95m (10'9" x 9'8")

En-Suite Shower Room - 1.91m x 1.73m (6'3" x 5'8")

Bedroom Two to front - 3.2m x 2.97m (10'6" x 9'9")

Bedroom Three to rear - 2.74m x 1.96m (9'0" x 6'5")

Bedroom Four to front - 2.77m x 1.98m (9'1" x 6'6")

Family Bathroom to side - 2.01m x 1.65m (6'7" x 5'5")

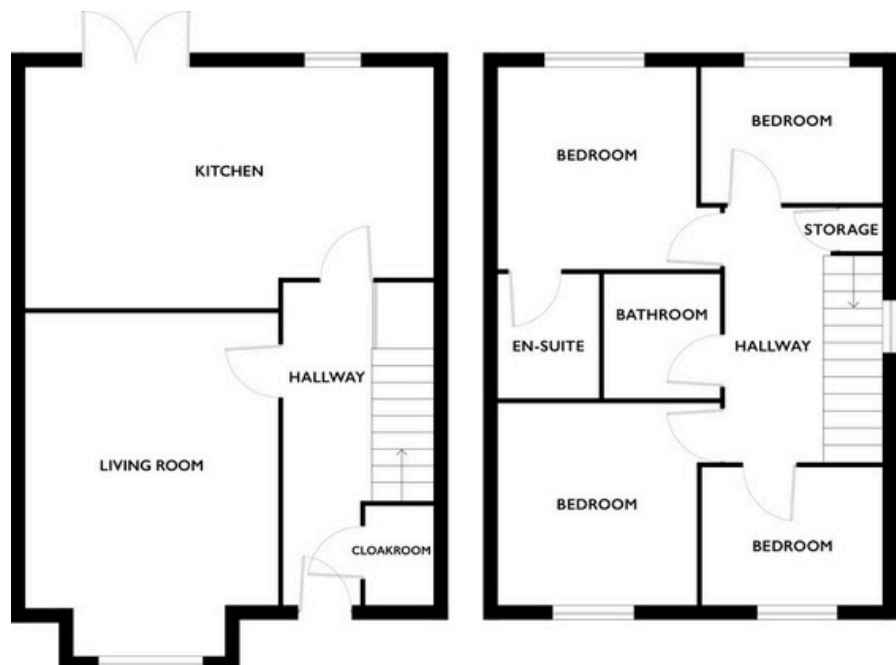
A recently constructed & well presented detached family home set on a secluded and private plot, benefitting from; four bedrooms, contemporary dining kitchen, lounge, modern en-suite shower room, family bathroom, guest WC, south facing landscaped rear garden with large insulated timber shed with electrics, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		95
B (81-91)	84	
C (69-80)		
D (55-68)		
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: B

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.

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP