



Truemans Heath Lane, Hollywood, B47 5QB

£525,000

- A Beautifully Maintained Detached Family Home
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Modern Breakfast Kitchen
- En-Suite Shower Room
- Family Bathroom
- Guest WC
- Off Road Parking & Garage
- Good Size Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR



- Lounge to rear - 3.45m max x 5.21m (11'4" x 17'1")
- Conservatory - 3.12m x 2.95m (10'3" x 9'8")
- Dining Room to front - 3.35m x 3.2m (11'0" x 10'6")
- Modern Breakfast Kitchen to rear - 3.84m x 3.28m (12'7" x 10'9")
- Guest WC - 2.44m x 0.81m (8'0" x 2'8")
- Bedroom One to rear - 3.58m x 3.38m (11'9" x 11'1")
- En-Suite Shower Room - 2.64m into shower x 0.74m (8'8" x 2'5")
- Bedroom Two to rear - 3.86m x 3.23m (12'8" x 10'7")
- Bedroom Three to front - 3.23m x 2.77m (10'7" x 9'1")
- Bedroom Four to front - 3.56m x 2.44m (11'8" x 8'0")
- Family Bathroom to side - 2.62m x 1.73m (8'7" x 5'8")
- Garage - 5.21m x 2.49m (17'1" x 8'2")

A well presented & beautifully maintained detached family home benefitting from no upward chain, four double bedrooms, two reception rooms, modern breakfast kitchen, en-suite shower room, family bathroom, guest WC, good size rear garden, garage and off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	



Total area: approx. 149.5 sq. metres (1608.9 sq. feet)

COUNCIL TAX BAND: F
EPC Rating: C
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.

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