

DRAKES

ESTATE AGENTS



Mountford Road, Shirley, B90 1JA

£325,000

- A Detached Family Home
- Three Bedrooms
- Lounge
- Dining Room Open To Kitchen
- Conservatory
- Modern Shower Room
- Off Road Parking & Garage
- West Facing Rear Garden
- No Upward Chain
- In Need Of Modernisation



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 4.8m x 3.38m (15'9" x 11'1")
 Dining Room to rear - 3.38m x 2.62m (11'1" x 8'7")
 Kitchen to rear - 2.13m x 3.35m (7'0" x 11'0")
 Conservatory - 2.62m x 2.34m (8'7" x 7'8")
 Bedroom One to rear - 3.4m x 2.64m (11'2" x 8'8")
 Bedroom Two to front - 3.43m x 2.51m (11'3" x 8'3")
 Bedroom Three to front - 2.49m x 2.24m (8'2" x 7'4")
 Modern Shower Room to rear - 2.44m x 2.03m (8'0" x 6'8")

A detached family home in need of some modernisation benefitting from no upward chain, three bedrooms, lounge, open plan dining room and kitchen, conservatory, modernised shower room, garage, off road parking and West facing rear garden.

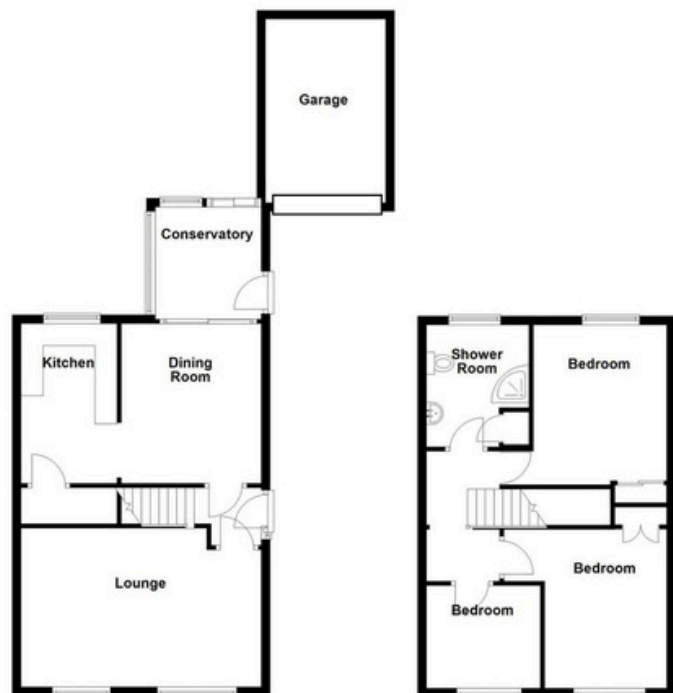
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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