

DRAKES

ESTATE AGENTS



Lazy Hill, Kings Norton, B38 9PA

£225,000

- A Well Proportioned Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Bathroom
- Off Road Parking
- South Facing Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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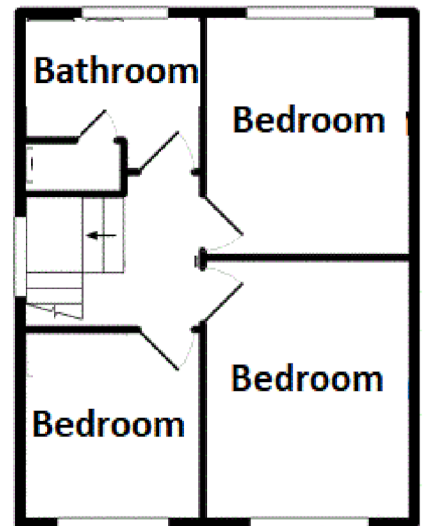
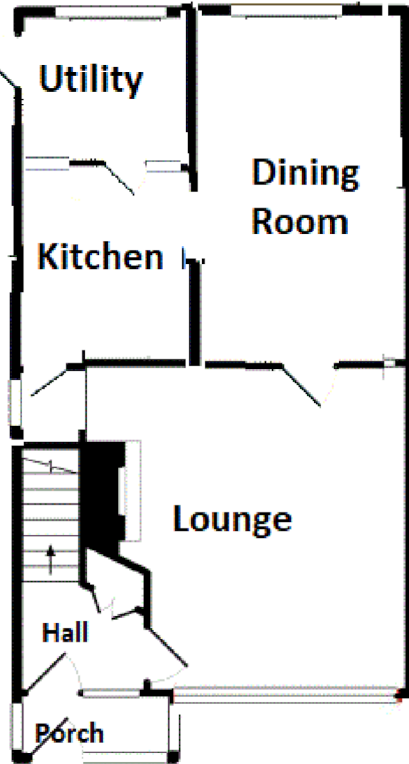
- Lounge to front - 4.37m x 4.34m (14'4" x 14'3")
- Dining Room to rear - 4.44m x 2.84m (14'7" x 9'4")
- Kitchen to side - 2.36m x 2.49m (7'9" x 8'2")
- Utility Room to rear - 1.83m x 2.49m (6'0" x 8'2")
- Bedroom One to front - 3.51m x 2.79m (11'6" x 9'2")
- Bedroom Two to rear - 3.33m x 2.84m (10'11" x 9'4")
- Bedroom Three to front - 2.54m x 2.49m (8'4" x 8'2")
- Bathroom to rear - 2.31m x 2.49m (7'7" x 8'2")

A well proportioned three bedroom semi detached home ideal for first time buyers and offering no upward chain with accommodation comprising in brief of entrance porch, entrance hall, two reception rooms, kitchen, utility room, bathroom, off road parking, pleasant south facing rear garden.

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

COUNCIL TAX BAND: Band C
 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.



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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.