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**11a Hollywood Gardens
Hollywood
Birmingham
B47 5NN**

Offers in Region of £340,000

**Semi- Detached Bungalow
Cul-de-Sac Location
Two Bedrooms
Kitchen/Diner
Lounge
Bathroom
Double Glazing
Gas Central Heating
Garage & Driveway Parking**

Gordon Jones is pleased to present this two-bedroom semi-detached bungalow. Situated in a quiet cul-de-sac in a popular sought-after location, close to all amenities. The accommodation briefly comprises of Porch entrance, Two Bedrooms, Lounge, Kitchen, Bathroom, Garage. Pleasant front & rear gardens.

*****VIEWING BY APPOINTMENT ONLY*****



Approached via a tarmacadam driveway with parking area and Garage. Front garden laid to lawn with shrub border. Double-Glazed Porch entrance with connecting door into Garage. Double-Glazed door leads into hallway.

HALLWAY
17'05" x 3'01" 5.30m x 0.93m
 Welcoming hallway, Storage cupboard. Gas central heating radiator. Airing Cupboard housing Worcester Bosch combi-boiler. Doors to.

BEDROOM ONE
13'11" x 13'02" 4.24m x 4.01m
 Double-glazed window to front elevation. Gas central heating radiator.

BEDROOM TWO
9'09" x 7'05" 2.97m x 2.26m
 Double-glazed window to side elevation. Gas Central Heating Radiator.

BATHROOM
7'03" x 7'02" 2.20m x 2.18m
 L shaped shower bath with rainfall shower and mixer tap. Pedestal wash hand basin, Low level flush W.C. Wall tiles and laminate flooring. Gas centrally heated towel rail. Double glazed opaque window to side elevation.

KITCHEN
12'08" x 11'01" 3.86m x 3.37m
 Double-Glazed window to rear elevation and Double-glazed door to side elevation. Range of Wall, Base and Drawer units with Work top. Sink unit with mixer tap. Integrated Electric Induction Hob with extractor fan over. Built in double oven. Integrated washing machine, fridge and freezer. Gas central heating radiator.

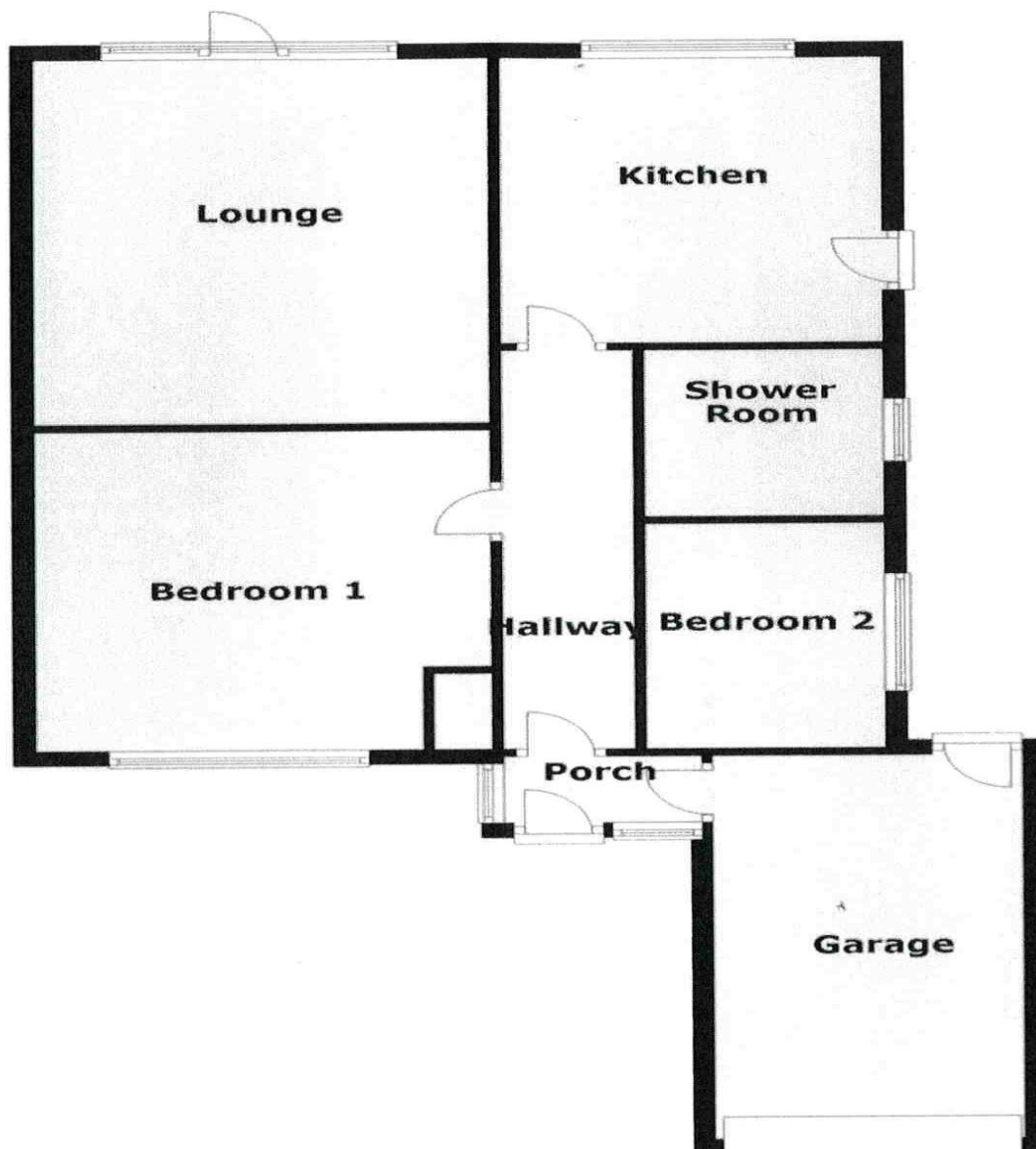
LOUNGE
16'01" x 13'04" 4.90m x 4.06m
 Brick built fireplace with gas fire. Gas central heating radiator, two double-glazed windows and door leading to rear garden.

GARDEN
 Garden laid to lawn with shrub borders. Patio with pathing slabs, fenced boundaries.

GARAGE
16'11 x 9'0" 2.74m x 5.15m
 Power & Lighting, Gas central heating radiator.

EPC RATING – E
COUNCIL TAX BAND – D

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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