



# **Shawhurst Lane**

Hollywood, Birmingham, B47 5JR

A Very Well Presented and Extended Semi-Detached Family Home

£280,000

Three Bedrooms

EPC Rating '59'

- Open Plan Through Lounge/Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom









Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.

The property is set back from the road behind a stone chipped driveway providing off road parking with fenced and hedged boundaries, gate to shared side access leading to rear garden and a UPVC double glazed door leading into









#### Porch

With UPVC windows to front and sides, tiled flooring, light point and a further UPVC door leading into

## **Enlarged Entrance Hallway**

With ceiling light point, coving to ceiling, tiled flooring, UPVC window to side, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to

# Open Plan Lounge to Front

23' 7" x 10' 9" (7.2m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, two feature open fireplaces one with a log burning stove with tiled hearth, wall and ceiling light points and opening through to

# Re-Fitted Kitchen/Diner to Rear

16' 8" x 8' 2" (5.1m x 2.5m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with externally vented extractor hood over. Eye level double oven and grill, integrated dishwasher, integrated fridge, space and plumbing for concealed washing machine, tiling to splash back areas and floor, radiator, coving to ceiling, ceiling spot lights and a UPVC window and sliding patio door to rear garden

# **Guest W.C**

Being fitted with a suite comprising a low flush WC and wash hand basin. Obscure UPVC double glazed window to side, tiling to floor, ceiling light point and a utility area with space and venting for tumble dryer and a wall mounted gas central heating boiler

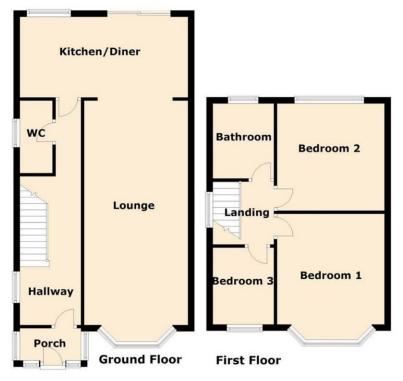
### Landing

With a UPVC window to side, ceiling light point and door to

# **Bedroom One to Front**

13' 5" x 9' 2" (4.1m x 2.8m) With UPVC double glazed window to front elevation, a range of built in wardrobes, wall mounted radiator and ceiling fan and light point





#### Bedroom Two to Rear

11' 5" x 10' 9" (3.5m x 3.3m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling spot lights

#### **Bedroom Three to Front**

7' 6" x 6' 2" (2.3m x 1.9m) With UPVC double glazed window to front elevation, loft access, wall mounted radiator and ceiling light point

# Re-Fitted Family Bathroom to Rear

7' 10" x 6' 2" (2.4m x 1.9m) Being re-fitted with a white suite comprising of a jacuzzi bath with centralised taps, corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, engineered wood flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

#### Rear Garden

Being mainly laid to lawn with paved patio area, cold water tap, a variety of mature shrubs, gate to shared side access leading to property frontage, panelled fencing to boundaries and electrical connection to a timber framed shed/log store (available via separate negotiation)

#### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

