



smarthomes

Shawhurst Lane

Hollywood, Birmingham, B47 5JR

- A Very Well Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Open Plan Through Lounge/Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

£280,000

EPC Rating '59'





Property Description

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements