



smarthomes



- A Beautiful Executive Detached Family Home
- Four Double Bedrooms
- Lounge, Dining Room & Family Room
- Superb Re-Fitted Breakfast Kitchen
- En-Suite Shower Room & Family Bathroom

Sycamore Drive, Hollywood, Birmingham, B47 5QX

£679,950

A beautifully presented and fully refurbished executive detached family home on the popular Hollywood Grange development benefitting from lounge with feature fireplace, dining room opening to family room, re-fitted guest WC, beautifully re-fitted breakfast kitchen, utility, four double bedrooms, master bedroom with dressing room and re-fitted en-suite shower room, re-fitted family bathroom, double garage, off road parking & pleasant landscaped rear garden. EPC Rating – '70'



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 sweeping block paved driveway leading to a lawned fore garden and further block edged tarmacadam driveway providing off road parking extending to double garage doors and double glazed door leading into



Entrance Porch

With decorative tiled flooring, wall light point and composite door leading into



Impressive Entrance Hall

With ceiling light point, radiator, natural stone tiled flooring, coving to ceiling, stairs leading to the first floor accommodation and oak doors leading off to

Lounge to Front

15' 10" x 12' 4" plus bay (4.83m x 3.76m) With double glazed bay window to front elevation, two ceiling light points, coving to ceiling, radiator, beautiful feature Inglenook fireplace with modern log burning stove, inset lighting and slate hearth and double oak doors leading through to dining room



Dining Room to Rear

12' 5" x 11' 7" (3.78m x 3.53m) With ceiling light point, radiator, stone tiled flooring, coving to ceiling and opening to

Conservatory/Family Room

12' 10" max x 8' 0" max (3.91m x 2.44m) With double glazed windows, two Velux windows, double glazed French doors leading to landscaped rear garden, stone tiled flooring and ceiling light point



Re-Fitted Guest WC

With re-fitted low flush WC, vanity sink unit, obscure double glazed window, ceiling light point, radiator, natural stone tiled flooring and complementary tiling to water prone area

Superb Re-Fitted Breakfast Kitchen to Rear

18' 2" x 12' 3" (5.54m x 3.73m) Being re-fitted with a beautiful range of bespoke wall, drawer and base units, complementary granite effect work surfaces, modern sink and drainer unit with mixer tap, Metro tiling to splashback areas, space for gas range style cooker, integrated dishwasher, central island with breakfast bar and high gloss storage units beneath, space for American style fridge freezer, stone tiled flooring, double glazed window to rear elevation, double glazed door leading out to the rear garden, spot lights to ceiling, vertical radiator and oak door leading into

Utility Room

7' 8" x 6' 9" (2.34m x 2.06m) Being fitted with base and wall units with work surfaces incorporating sink unit, space and plumbing for washing machine and tumble dryer, spot lights to ceiling, radiator, stone tiled flooring, attractive tiling to splashback areas and door to garage

Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, large storage cupboard and doors leading off to

Bedroom One to Front

12' 4" x 15' 4" (3.76m x 4.67m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, attractive deep grey fitted furniture with copper effect furnishings comprising of wardrobes, drawers and floating bedside units and archway leading through to

Dressing Room to Front

Being fitted with matching wardrobes with mirrored doors and vanity area with cupboards, drawers and display shelving, obscure double glazed window, feature tiled flooring and door leading into

Re-Fitted En-Suite Shower Room to Front

Being re-fitted with a modern three piece white suite comprising large walk-in shower with thermostatic rainfall shower and further handheld shower attachment, low flush WC and pedestal wash hand basin, obscure double glazed window to front, complementary tiling to water prone areas, feature tiled flooring, ladder style radiator and spot lights to ceiling

Bedroom Two to Rear

12' 3" x 12' 5" (3.73m x 3.78m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

12' 4" x 12' 3" max (3.76m x 3.73m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

14' 2" x 6' 6" (4.32m x 1.98m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising panelled bath with thermostatic rainfall shower over, further handheld shower attachment and glazed screen, WC with feature enclosed cistern and matching oversized vanity wash hand basin, obscure double glazed window to rear, complementary tiling to water prone areas and floor, ladder style radiator and ceiling light point

Landscaped Rear Garden

This good sized mature rear garden is mainly laid to lawn with two tiers, paved patio, further hard-standing to side, an abundance of flowering shrub borders and trees, fencing and hedging to boundaries, gated side access and timber storage shed

Double Garage

With two up and over garage doors to driveway, ceiling light point and courtesy door to rear

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 Nigel Hodges.

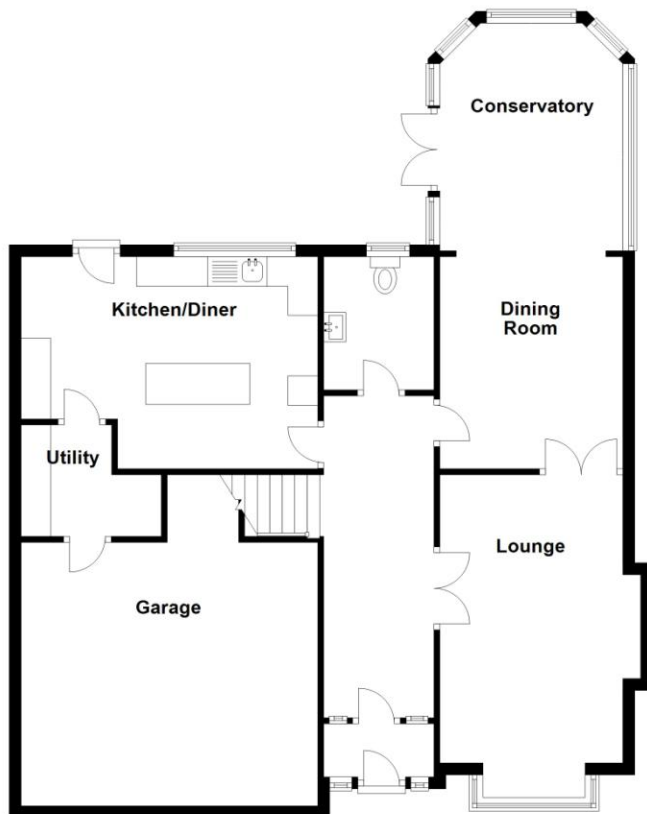


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



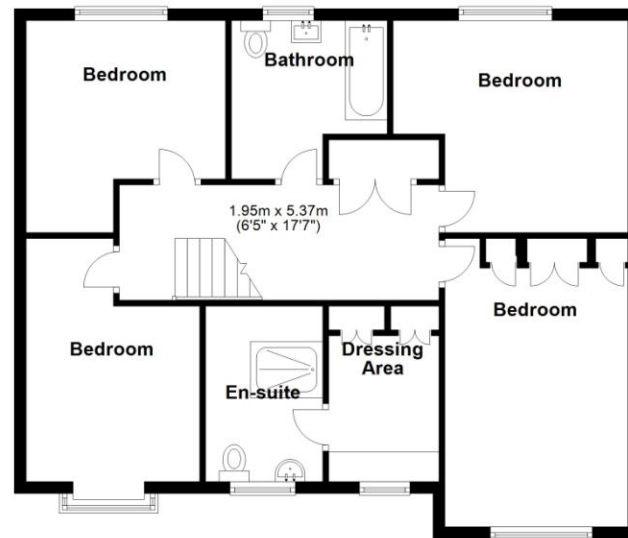
Ground Floor

Approx. 102.6 sq. metres (1104.3 sq. feet)



First Floor

Approx. 81.2 sq. metres (873.9 sq. feet)



Total area: approx. 183.8 sq. metres (1978.2 sq. feet)



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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 and 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.