



smarthomes

## Wythwood Grove

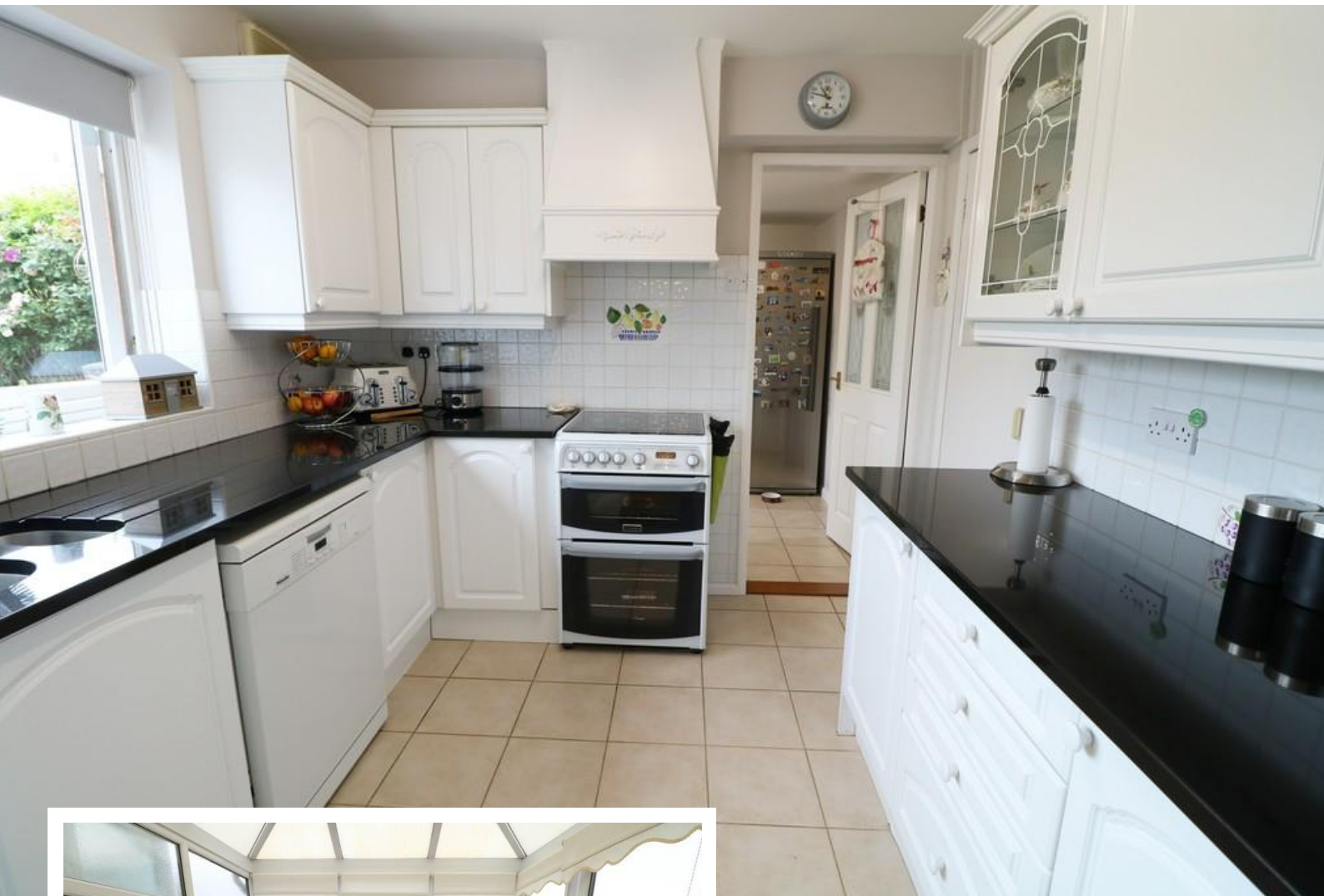
Hollywood, Birmingham, B47 5QN

- An Immaculate & Extended Semi Detached Family Home
- Three Double Bedrooms
- Lounge Opening To Dining Area & Conservatory
- Fitted Kitchen

**£350,000**

EPC Rating '64'





## 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 slate chipping fore garden with shrub borders and paved driveway providing off road parking extending to up and over garage door and UPVC double glazed sliding door leading into

### Enclosed Porch

With tiled flooring, wall lighting and UPVC double glazed door leading through to



**Entrance Hall**

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and door leading into

**Lounge to Front**

14' 2" x 14' 0" (4.32m x 4.27m) With double glazed bow window to front elevation, wall lighting, feature multi fuel burner with slate hearth and wooden mantle, radiator and opening into

**Dining Area to Rear**

8' 10" x 8' 3" (2.69m x 2.51m) With double glazed sliding patio doors to conservatory, ceiling light point, radiator and folding door with glazed inserts leading through to



**Kitchen to Rear**

8' 9" x 8' 10" (2.67m x 2.69m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinet, complementary work surfaces, inset sink with mixer tap, tiling to splashback areas, space for cooker with feature extractor over, space and plumbing for dishwasher, double glazed window to rear elevation, ceiling strip light, pantry and part glazed door leading into

**Conservatory**

9' 7" x 8' 1" (2.92m x 2.46m) Being double glazed with polycarbonate roof, double glazed sliding patio door to rear garden, tiled flooring and radiator

**Utility Room to Rear**

12' 3" x 7' 5" (3.73m x 2.26m) Being fitted with a range of wall and base units, laminate work surfaces incorporating sink and drainer unit with mixer tap, space for fridge freezer, space and plumbing for washing machine and tumble dryer, tiled flooring, ceiling strip light, double glazed window to rear elevation, radiator, door to garage and UPVC double glazed door leading out to the rear garden



**Accommodation on the First Floor**

**Landing**

With ceiling light point, obscure double glazed window to side, storage cupboard and doors leading off to

**Bedroom Two to Front**

11' 4" x 10' 1" (3.45m x 3.07m) With double glazed window to front elevation, radiator and ceiling light point

**Bedroom Three to Rear**

12' 3" x 8' 3" plus door recess (3.73m x 2.51m) With double glazed window to rear elevation, radiator and ceiling light point



**Study/Home Office**

6' 5" x 4' 10" (1.96m x 1.47m) With double glazed window to side, wall mounted gas boiler and ceiling light point



### Family Shower Room to Rear

Being fitted with a three piece white suite comprising corner shower cubicle with overhead rainfall shower and further handheld shower attachment, low flush WC and vanity wash hand basin with useful storage cupboards beneath, obscure double glazed windows to side and rear, tiling to walls and floor, heated towel rail, radiator and spot lights to ceiling

### Accommodation on the Second Floor

#### Landing

With light point, Velux window and door to

#### Bedroom One to Rear

16' 10" x 13' 1" plus fitted storage (5.13m x 3.99m) With wall to wall fitted storage, double glazed window enjoying pleasant far reaching views, radiator, spot lights to ceiling and door to

#### En-Suite Shower Room

Being fitted with a three piece white suite comprising corner shower cubicle, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls and floor, heated towel rail and spot lights to ceiling

#### Pleasant Rear Garden

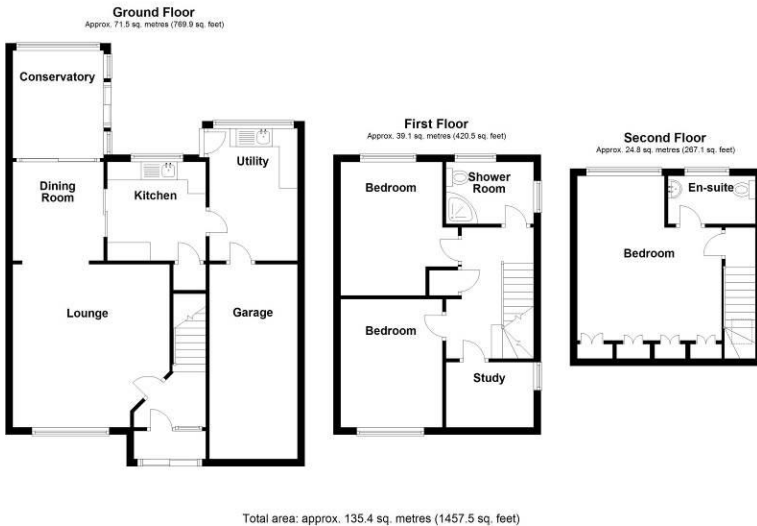
Being mainly laid to lawn with paved patio, inset mature flowering shrub borders, raised planters and fencing to boundaries

#### Garage

18' 0" x 7' 5" (5.49m x 2.26m) With up and over garage door to driveway, storage units, power and light points

#### 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)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 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