



smarthomes

## Laburnum Close

Hollywood, Birmingham, B47 5QW

- An Immaculately Presented Detached Family Home
- Three Double Bedrooms
- Three Reception Rooms
- Modern Bathroom & En-Suite Shower Room

**Offers Over £500,000**

EPC Rating - 69

Current Council Tax Band - E





## 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 pressed concrete driveway providing off road parking with a laid lawn area to side and a canopy porch with a UPVC double glazed door leading into

### Entrance Hallway

With oak effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with under-stairs recess, cloaks cupboard and door leading off to



#### **Lounge to Front**

15' 5" x 11' 2" (4.7m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator, two ceiling light points, feature quartz fire surround with inset log effect gas fire and double doors into

#### **Dining Room to Rear**

11' 1" x 8' 10" (3.38m x 2.69m) With double glazed patio doors leading to rear garden, wall mounted radiator, ceiling light point, oak effect flooring and door into

#### **Modern Breakfast Kitchen to Rear**

10' 8" x 10' 3" (3.25m x 3.12m) 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. Space for freestanding cooker with extractor hood over, space and plumbing for dishwasher and integrated fridge. Tiling to splash back areas and floor, radiator, ceiling light point and spot lights, UPVC double glazed windows to the side and rear aspects, UPVC double glazed door to rear garden and door to



#### **Utility Room**

8' 10" x 3' 5" (2.69m x 1.04m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, tiling to splash back area and floor, ceiling light point and door to

#### **Home Office/Family Room to Rear**

15' 7" x 7' 9" (4.75m x 2.36m) With UPVC double glazed French doors leading to rear garden, obscure UPVC double glazed window to side, ceiling light point oak effect flooring and door to garage



#### **Guest W.C**

Being fitted with a white suite comprising a low flush WC and vanity wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, oak effect flooring, radiator and ceiling light point

#### **Landing**

With ceiling light point, built in storage, loft hatch and doors leading off to

#### **Bedroom One to Front**

11' 8" x 11' 3" (3.56m x 3.43m) With double glazed bay window to front elevation, radiator, ceiling light and fan, stripped timber effect flooring, a range of fitted wardrobes and door to



#### **Modern En-Suite Shower Room to Front**

6' 11" x 6' 4" (2.11m x 1.93m) Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to full height, wood effect flooring, ceiling light point and an obscure double glazed window to the front elevation



**Bedroom Two to Rear**

10' 7" x 8' 3" (3.23m x 2.51m) With double glazed window to rear elevation, fitted wardrobes, radiator and ceiling light point

**Bedroom Three to Rear**

11' 5" x 7' 5" (3.48m x 2.26m) With double glazed window to rear elevation, fitted wardrobes, radiator and ceiling light point

**Modern Family Bathroom to Side**

Being re-fitted with a modern white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, wood effect flooring, ceiling light point and an obscure double glazed window to the side elevation

**South/Westerly Facing Rear Garden**

Being mainly laid to lawn with an Indian stone patio, hedging and panelled fencing to boundaries and gated side access



**Garage**

18' 4" x 8' 2" (5.59m x 2.49m) Located at the side of the property with an up and over door to property frontage, fitted work surface, access to loft space for storage, wall mounted gas central heating boiler, ceiling light point and courtesy door to family room

**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. Current council tax band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	88	
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.