



smarthomes

## Hollywood Lane

Hollywood, Birmingham, B47 5PY

- A Very Spacious Two Double Bedroom Detached Bungalow
- Through Lounge Diner
- Conservatory
- Breakfast Kitchen
- Guest WC
- South West Facing Rear Garden

**£450,000**

EPC Rating 47

Current Council Tax Band - D





## 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 tarmac driveway providing off road parking extending to an open style porch with double glazed door leading into



### Lobby

With ceiling light point and further glazed door leading through to

### Large Reception Hallway

11' 0" x 7' 0" (3.35m x 2.13m) With double glazed bow window to the front, two wall light points, central heating radiator with decorative cover, double doors to lounge and archway to continuation of the hall

### Hallway

15' 4" x 3' 6" (4.67m x 1.07m)



### Bedroom One to Front

12' 10" x 13' 0" (into bay) (3.91m x 3.96m) With walk-in double glazed bay window to front elevation, two central heating radiators and centre ceiling light

### Bedroom Two to Side

9' 0" x 11' 7" (2.74m x 3.53m) With double glazed window to side elevation, central heating radiator and ceiling light point



### Family Bathroom to Side

6' 5" x 9' 0" (1.96m x 2.74m) Being fitted with a four piece suite comprising; panelled bath, low flush WC and pedestal wash hand basin, separate shower cubicle with glazed doors, extractor, tiling to walls, chrome central heating radiator, light with shaver point, ceiling light and obscure double glazed window to side

### Breakfast Kitchen to Rear

10' 0" x 12' 11" (3.05m x 3.94m) Being fitted with a range of wall, drawer and base units with wood block effect work surfaces, sink and drainer unit with mixer tap, wall mounted Worcester Bosch central heating boiler, tiling to splashback areas, built-in in and integrated electric oven, ceramic hob, built-in and integrated dishwasher, integrated larder fridge, ceiling downlights, central heating radiator, double glazed window to rear and obscure double glazed door leading to



### Utility Room

6' 8" x 18' 11" (2.03m x 5.77m) Fitted with a range of floor and wall mounted cupboard units with a work surface over incorporating a sink and drainer unit, tiling to splash prone areas, space and plumbing for washing machine, space for fridge freezer, double glazed door to front and rear, electric heater, double glazed window to rear and side and door into



**WC**

With white low level flush WC and ceiling light

**Through Lounge Diner**

24' 6" x 11' 5" (7.47m x 3.48m) With two central heating radiators with decorative covers, two ceiling light points, feature fire surround with inset Living Flame coal effect fire and sliding double glazed doors leading to

**Conservatory**

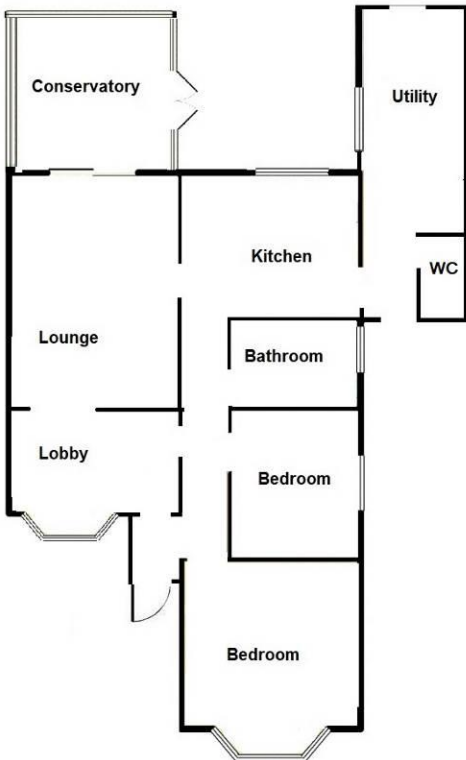
9' 3" x 12' 11" (2.82m x 3.94m) With double glazed windows, polycarbonate roof, ceiling light and fan, electric heater, tiled flooring and double glazed French doors leading out to the rear garden

**Good Size South West Facing Rear Garden**

Being mainly laid to lawn with large paved patio areas and pathway to the rear, mature plants and shrubs, planted borders and timber built shed 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 vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.