



smarthomes



- A Stunning Refurbished Dormer Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen Breakfast Room

Dyas Road, Hollywood, Birmingham, B47 5LJ

£585,000

A stunning refurbished dormer bungalow offering three double bedrooms, re-fitted kitchen/breakfast room, dining room, conservatory, two ground floor bedrooms, en suite & dressing room, re-fitted shower room, dormer bedroom with en suite bathroom, garage and landscaped gardens

EPC Rating 55

Current Council Tax Band F

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 deep gravelled driveway having automated double opening gates with gravelled fore garden, lawned area and feature patio area with a range of mature trees and shrubs, extending up to a block paved hard standing with wrought iron gate leading to landscaped rear gardens.





Access to the property is gained via a double glazed doors leading into:

Superb Open Plan Kitchen /Breakfast Room
22' 10" x 11' 0" (6.96m x 3.35m) Being fitted with a range of contemporary base units and matching wall units with complementary marble work surfaces and matching upstands, sink and drainer unit with mixer tap, complementary breakfast bar area with marble work surface, four ring induction hob, recycling unit, integrated combination Neff double oven and grill with microwave, integrated Neff full width dishwasher, space and plumbing for American style fridge freezer, integrated washer dryer, wall mounted Infra-red alarm sensor, central heating radiator, contemporary wall mounted vertical radiator, spot lights to ceiling, double glazed window to side, automated Velux window to roof with weather sensor and further double glazed window to front

Superb Lounge to Front
20' 2" x 12' 2" (max) (6.15m x 3.71m) With double glazed window to front elevation and bespoke blinds, coving to ceiling, central heating radiator, ceiling light point, feature polished stone fire surround with log effect fire, stripped timber effect flooring and contemporary wall mounted vertical radiator.

Dining Room

13' 10" x 12' 4" (4.22m x 3.76m) With open glazed staircase leading off to the first floor, inset LED downlighters, stripped timber effect flooring, central heating radiator and opening to superb conservatory.

Conservatory to Rear

13' 11" x 9' 4" (4.24m x 2.84m) With self cleaning roof and automated Velux window, central heating radiator, stripped timber effect flooring, double glazed French doors leading out to patio area and full height double opening windows to side patio.

Guest WC & Shower Room

6' 2" x 5' 8" (1.88m x 1.73m) Being fitted with a feature tiled shower enclosure with resin low profile base and floor drain, vanity WC and wash hand basin with water fall mixer tap, complementary slate effect tiling to walls and floor, contemporary wall mounted heated towel rail, under floor heating and obscure double glazed window to the side

Luxury Master Bedroom to Rear

12' 9" x 11' 7" (min) (3.89m x 3.53m) With double glazed window to rear elevation, central heating radiator, ceiling light point and door leading to

Dressing Room

8' 10" x 7' 4" (into wardrobe) (2.69m x 2.24m) Being fitted with a comprehensive range of sliding wardrobes with hanging rails and shelving, double glazed window to front, spotlights to the ceiling, stripped timber effect flooring and central heating radiator.

En Suite Shower Room

Being fitted with a three piece white suite comprising of; large shower enclosure with Hansgrohe shower and overhead triple jet monsoon soaker, low flush WC and large vanity wash hand basin with mixer tap, vanity mirror and light, complementary tiling to walls, stripped timber effect flooring, under-floor heating, obscure double glazed window to side, spotlights to ceiling and ladder style heating radiator

Bedroom Two to Rear

11' 10" x 10' 11" (3.61m x 3.33m) With double glazed window to rear elevation, complementary range of fitted wardrobes with hanging rail and shelving and bespoke storage housing the Worcester central heating boiler, stripped timber effect flooring, double glazed window overlooking rear garden, central heating radiator and ceiling light point

Accommodation On The First Floor

An oak staircase with glazed insert leading up to

Bedroom Three

13' 11" x 11' 5" (4.24m x 3.48m) With feature dormer window to the front elevation with double opening double glazed windows, Velux windows with bespoke blinds to side, central heating radiator, storage to eaves and doors leading off to

En Suite Bathroom

Being fitted with a three piece white suite comprising; Jacuzzi bath, low flush WC and pedestal wash hand basin with mixer tap, complementary tiling to water prone areas, Velux window to rear, ladder style heated radiator and inset down lighters

Landscaped Rear Garden

Being mainly laid to lawn with paved patio, further patio area to side with decorative gravelled area, Porcelain tiled patio area, external power points, hard standing for a potting shed, paved pathway extending to covered side access and courtesy door to front. Lawned area being retained by railway sleepers and further raised feature composite decked area. Pathway extending to third patio area with external lighting, decorative wrought iron gates leading through to the front and double glazed door leading to

Large Workshop & Garage

14' 2" x 17' 1" (4.32m x 5.21m) With roller shutter automated door, electrical trip switch fuse board and POD point electric charger.

Summer House

With Polar grill pizza oven, feature LED lighting, seating area and bar area with hard wiring, double glazed windows and entertainment area with TV point

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - F





Total area: approx. 158.0 sq. metres (1700.7 sq. feet)



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