



smarthomes

## Windrush Road

Hollywood, Birmingham, B47 5QA

- Extremely Well Presented
- Extended Double Fronted End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen
- En Suite Shower Room

**£425,000**

EPC Rating - 72

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 generous off road parking extending to front door leading into

### Enclosed Porch

With double glazed windows to front and side and further door leading through to

### Entrance Hallway

With timber effect flooring, central heating radiator, ceiling light point and doors leading off to





#### Guest WC

With low flush WC, timber effect flooring and double glazed window to the front

#### Breakfast Kitchen to Front

16' 10" (max) x 11' 6" (max) (5.13m x 3.51m) Being fitted with a full range of modern base units and matching wall units with complementary granite effect acrylic work surfaces over and matching upstands, sink and drainer unit with mixer tap, inset eye-level Neff slide & hide oven and separate microwave oven, induction Neff hob with extractor over, space for American style fridge freezer, built-in dishwasher, two double glazed windows to the front, slate effect flooring, two central heating radiators, ceiling light and spotlights and door to

#### Utility Room

11' 8" x 4' 11" (3.56m x 1.5m) Having floor and wall units with complementary work surface over, space for undercounter fridge, space and plumbing for washing machine and separate tumble dryer, wall mounted Worcester Bosch central heating boiler, double glazed window to front, ceiling light, slate style flooring and double glazed door to rear garden.

#### Dining Room to Rear

16' 2" x 15' 11" (4.93m x 4.85m) With double glazed window and door to the rear elevation, timber effect flooring, central heating radiator, ceiling light point, stairs leading off to the first floor with under-stairs storage and bi-folding doors opening through to

#### Lounge to Rear

16' 8" x 12' 4" (5.08m x 3.76m) With double glazed French doors to the rear garden, wall mounted feature electric fire, ceiling light point and central heating radiator.

#### Accommodation On The First Floor

##### Landing

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

##### Bedroom One to Rear

12' 0" x 18' 0" (max) (3.66m x 5.49m) Having loft hatch with drop-down ladder, sliding built in double wardrobe, fitted double chest of drawers and further fitted double wardrobe, ceiling light point, double glazed window to side, double glazed window to rear, two central heating radiators and door to

##### En Suite to Front

6' 2" x 6' 10" (1.88m x 2.08m) Being fitted with a three piece white suite comprising of; large corner shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and vanity wash hand basin with mixer tap and storage below, tiling to splash prone areas and floor, obscure double glazed window to front, ladder style central heating radiator and ceiling light.

##### Bedroom Two to Rear

10' 0" x 10' 0" (3.05m x 3.05m) With double glazed window to rear elevation, central heating radiator, ceiling light point and archway to





**Dressing Room/Office**

5' 10" x 9' 0" (1.78m x 2.74m) Having double glazed window to rear, central heating radiator, ceiling light point and corner fitted wardrobes.

**Bedroom Three to Front**

11' 8" x 9' 4" (3.56m x 2.84m) With double glazed window to front elevation, central heating radiator, ceiling light point and archway through to

**Dressing Room/Office**

5' 5" x 8' 11" (max) (1.65mx 2.72m) With double glazed window to front elevation, central heating radiator, double fitted mirrored wardrobe and ceiling light point

**Family Shower Room to Front**

6' 3" x 5' 7" (1.91m x 1.7m) Being fitted with a three piece white suite comprising of; corner shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and pedestal wash hand basin, complementary tiling to splash prone areas, obscure double glazed window to front, ladder style central heating radiator and ceiling lights,

**Southerly Facing Rear Garden**

Being mainly laid to lawn with large paved patio area, fencing to boundaries, wide side access giving access to the front of the property and further gated access to the rear



**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 - D

Ground Floor

First Floor



Total area: approx. 153sq. metres

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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