

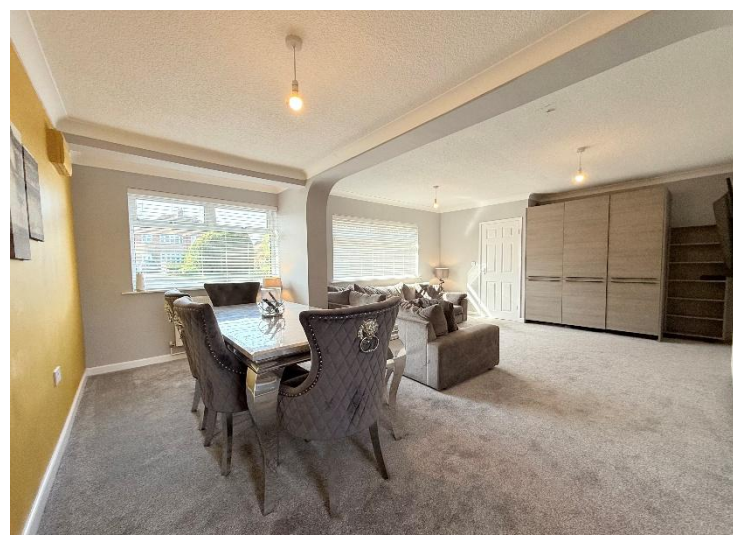
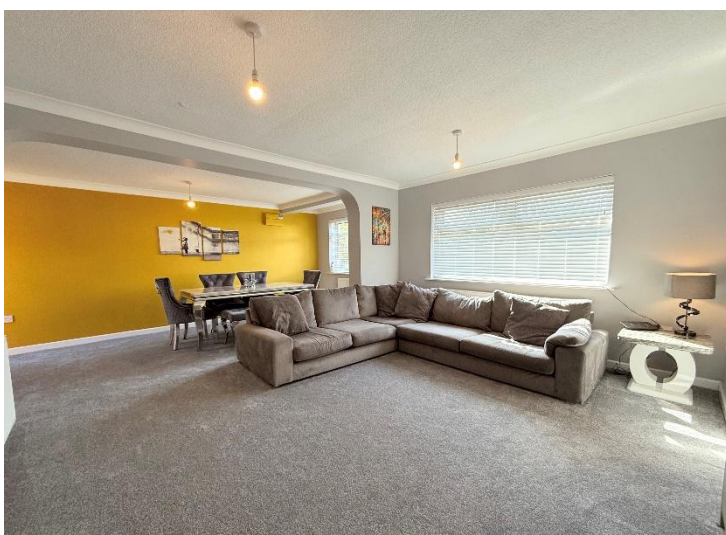
**Dyas Road**

Hollywood, Birmingham

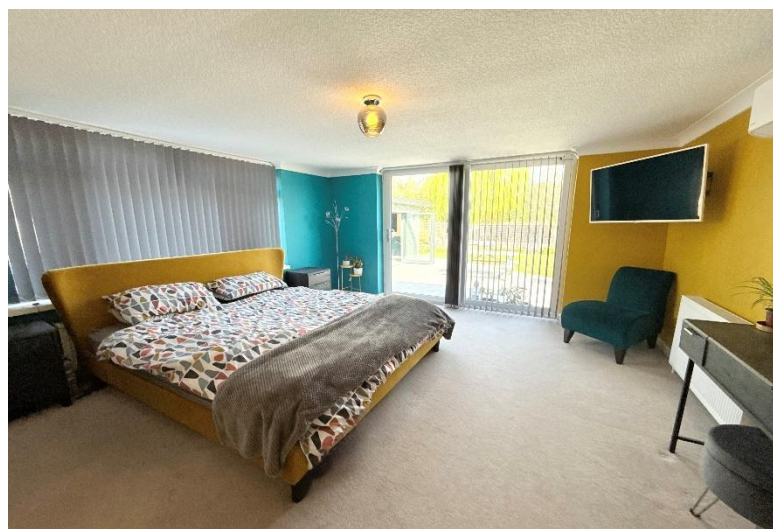
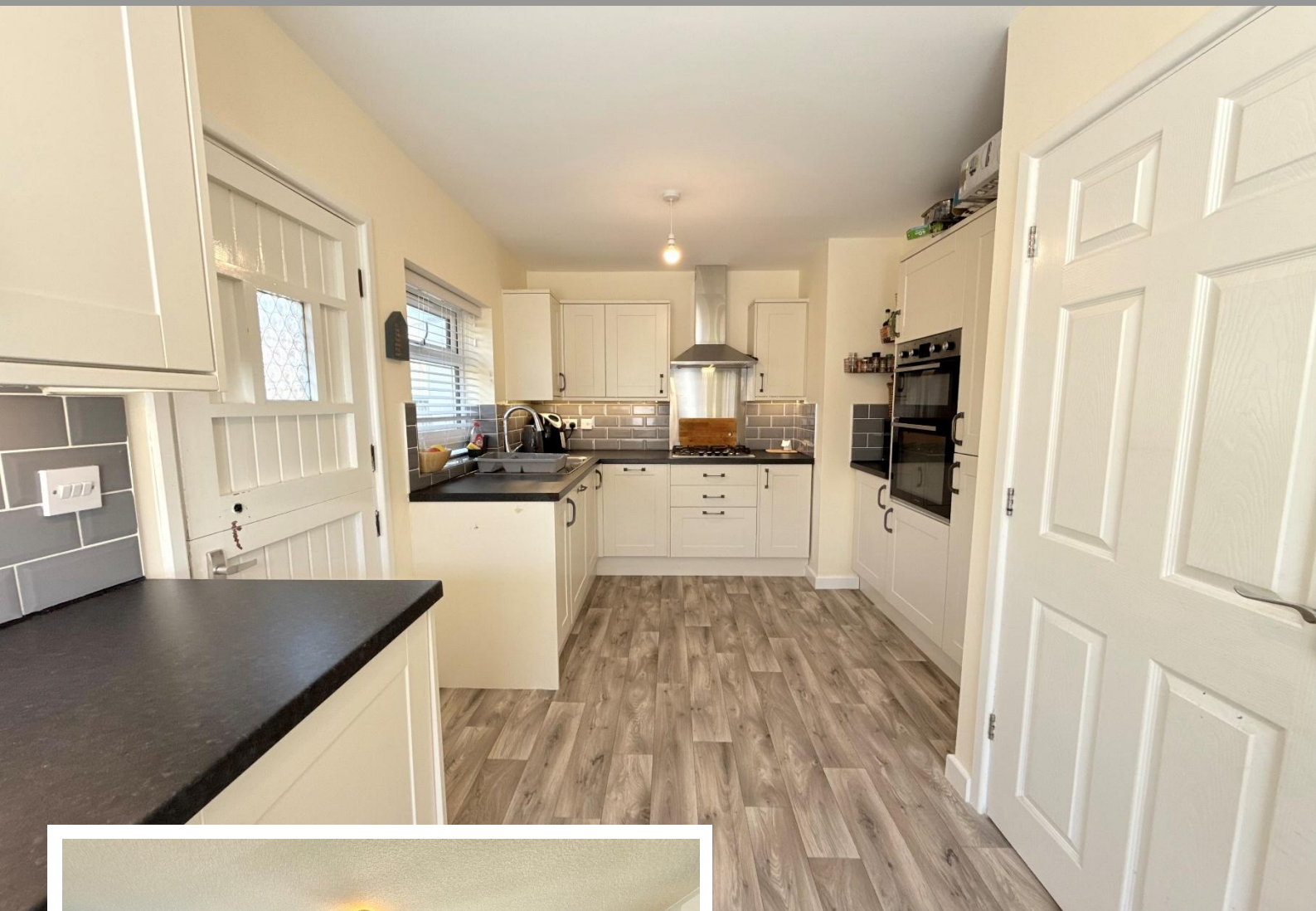
- A Very Well Presented Four Bedroom Detached Bungalow
- Modern Fitted Kitchen & Re-Fitted Family Shower Room
- Landscaped Rear Garden with Garden Room and Bar
- Detached Double Garage, Driveway Parking & Dressing Room

**Offers Over £550,000**

Current EPC Rating - E  
Current Council Tax Band - E





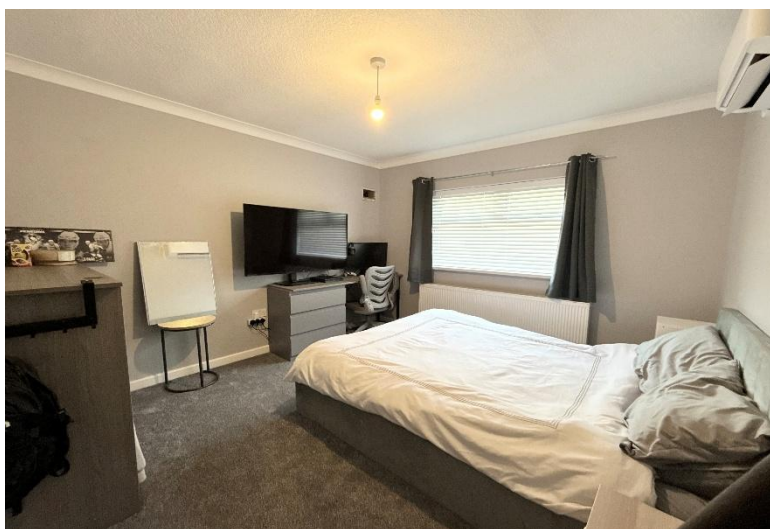


## Property Description

A very well presented and extended detached bungalow situated in a most convenient location offering accommodation comprising a spacious open plan lounge/diner, re-fitted kitchen, three ground floor bedrooms, dressing room, re-fitted family shower room and a fourth loft bedrooms with plans for division into two bedrooms and an additional shower room (STPP). Externally there is a double garage, driveway parking and a landscaped rear garden with purpose built garden room and bar

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.





## Rooms & Measurements

Re-Fitted Kitchen to Front 5m x 2.49m (16'5" x 8'2")

Covered Side Passage 4.72m x 1.04m (15'6" x 3'5")

Spacious Open Plan Lounge/Diner to Front 6.6m max x 5.69m max (21'8" max x 18'8" max)

Master Bedroom Dressing Room 2.97m x 2.44m up to wardrobes (9'9" x 8'0" up to wardrobes)

Master Bedroom to Rear 4.17m x 4.14m (13'8" x 13'7")

Bedroom Two to Rear 3.51m x 3.23m (11'6" x 10'7")

Bedroom Three to Side 2.9m max x 2.54m max (9'6" max x 8'4" max)

Re-Fitted Family Shower Room 2.64m x 1.75m (8'8" x 5'9")

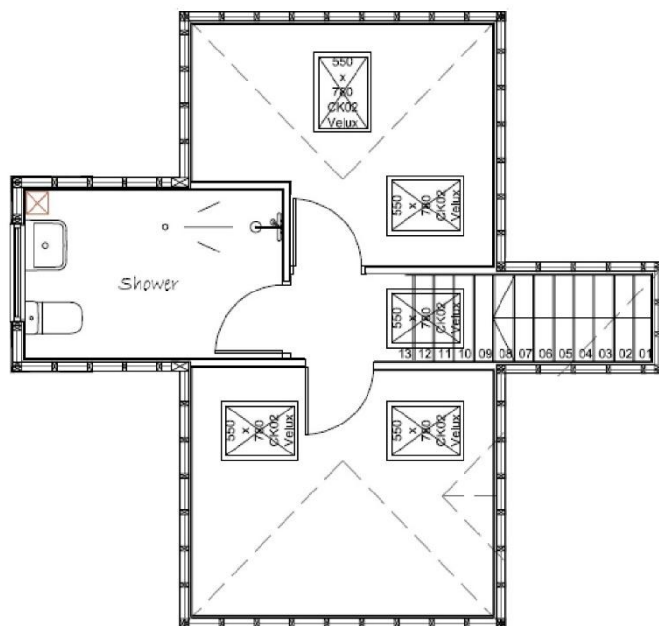
First Floor Fourth Bedroom 6.43m max x 5.21m max (21'1" max x 17'1" max)

Purpose Built Garden Room 5.64m x 2.59m (18'6" x 8'6")

### Tenure

We are advised by the vendor that the property is freehold. 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 – E





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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 are 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.