



Kenway

Hollywood, Birmingham

- A Beautifully Presented Two Bedroom Bungalow
- Modern Fitted Kitchen & Modern Wet Room
- Delightful East Facing Rear Garden
- Spacious Lounge/Dining Area & Conservatory

£395,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A beautifully presented and well maintained extended semi-detached bungalow occupying a generous plot within a cul-de-sac location. Offering accommodation comprising a spacious lounge/dining area, conservatory, fitted kitchen, two bedrooms, utility/bedroom three, modern wet room, delightful rear garden, car port, driveway with ample parking and side garage store with fitted W.C

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

Spacious Lounge/Dining Area 7.82m max x 4.14m max (25'8" max x 13'7" max)

Conservatory 2.84m x 2.74m (9'4" x 9'0")

Fitted Kitchen to Rear 3.28m x 2.46m (10'9" x 8'1")

Versatile Utility/Bedroom Three 2.41m x 1.96m (7'11" x 6'5")

Bedroom One to Front 4.29m x 2.51m plus wardrobes (14'0" x 8'3" plus wardrobes)

Bedroom Two to Front 3.05m x 2.57m (10'0" x 8'5")

Modern Wet Room 2.34m x 1.93m (7'8" x 6'4")

Side Garage Store 5.89m x 3.28m (19'4" x 10'9")

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 – D



Total area: approx. 118.0 sq. metres (1270.3 sq. feet)



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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.