



Paddocks Road Hollywood, Birmingham

- A Beautifully Presented Five Bedroom Family Home
- Luxury Open Plan Lounge/Kitchen/Diner & Snug Room
- Two Luxury Shower Rooms & Spacious Luxury Bathroom
- Landscaped Rear Garden & Ample Driveway Parking

£625,000

Current EPC Rating - D
Current Council Tax Band - E

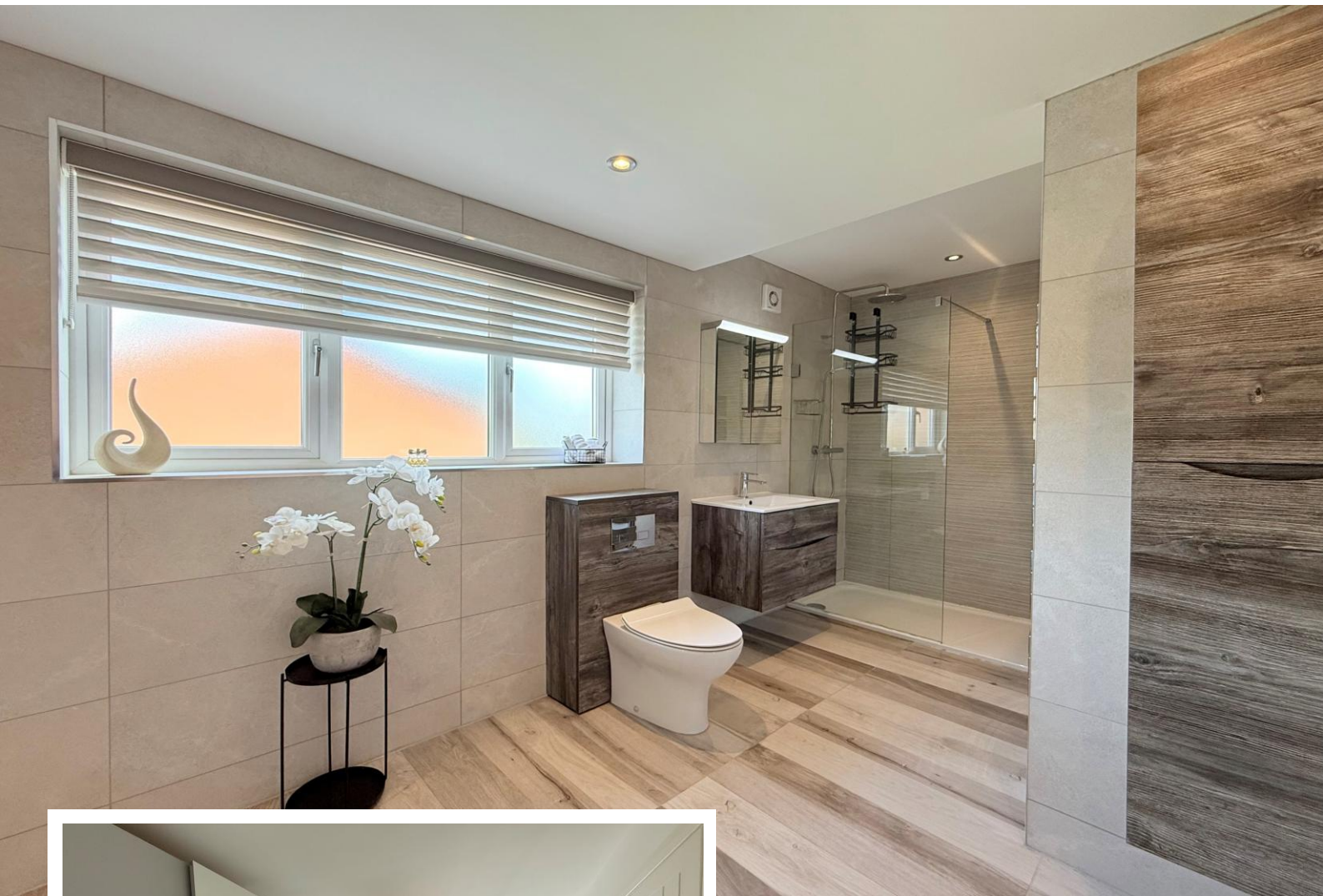




Property Description

A large, completely refurbished and beautifully presented detached family home situated in a most convenient location on a wide corner plot. Offering spacious accommodation comprising a superb open plan lounge/diner and luxury kitchen, useful utility room, cosy snug, versatile family room/bedroom five, luxurious ground floor shower room, four first floor double bedrooms, luxurious en-suite shower room, spacious & luxurious four piece family bathroom, delightful landscaped rear garden and driveway parking

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 to Front 4.65m x 3.76m (15'3" x 12'4")

Spacious Luxury Kitchen/Diner to Rear 7.92m x 2.95m (26'0" x 9'8")

Cosy Snug to Side 3.07m x 2.62m (10'1" x 8'7")

Versatile Sitting Room/Bedroom Five to Front 4.37m x 2.64m (14'4" x 8'8")

Luxurious Shower Room to Rear 2.59m x 2.06m (8'6" x 6'9")

Useful Utility Room 2.77m x 2.62m (9'1" x 8'7")

Master Bedroom to Front 5.31m x 2.74m (17'5" x 9'0")

Luxurious En-Suite Shower Room to Rear 2.62m x 2.49m (8'7" x 8'2")

Double Bedroom Two to Front 4.7m x 2.97m (15'5" x 9'9")

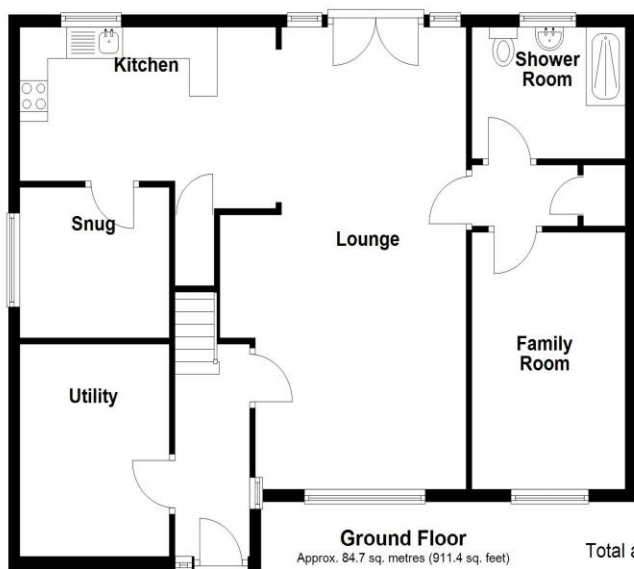
Double Bedroom Three to Front 4.27m x 2.62m (14'0" x 8'7")

Double Bedroom Four to Rear 3.96m x 2.92m (13'0" x 9'7")

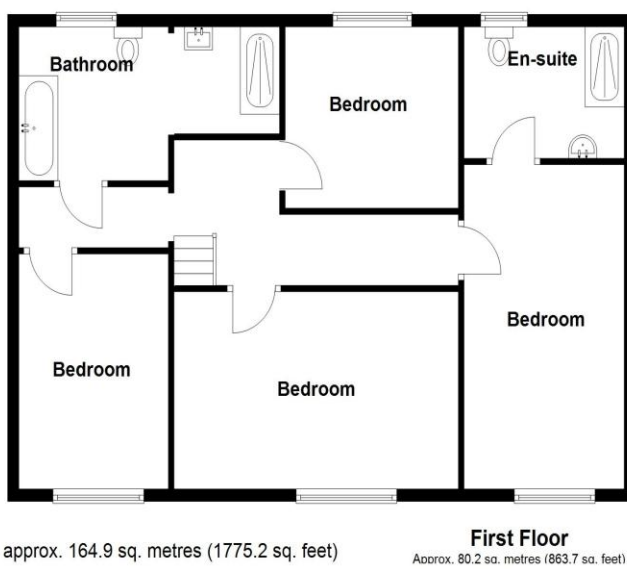
Spacious & Luxurious Four Piece Family Bathroom to Rear 4.65m x 2.29m (15'3" x 7'6")

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



Total area: approx. 164.9 sq. metres (1775.2 sq. feet)



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.