



smart homes

## Lint Meadow

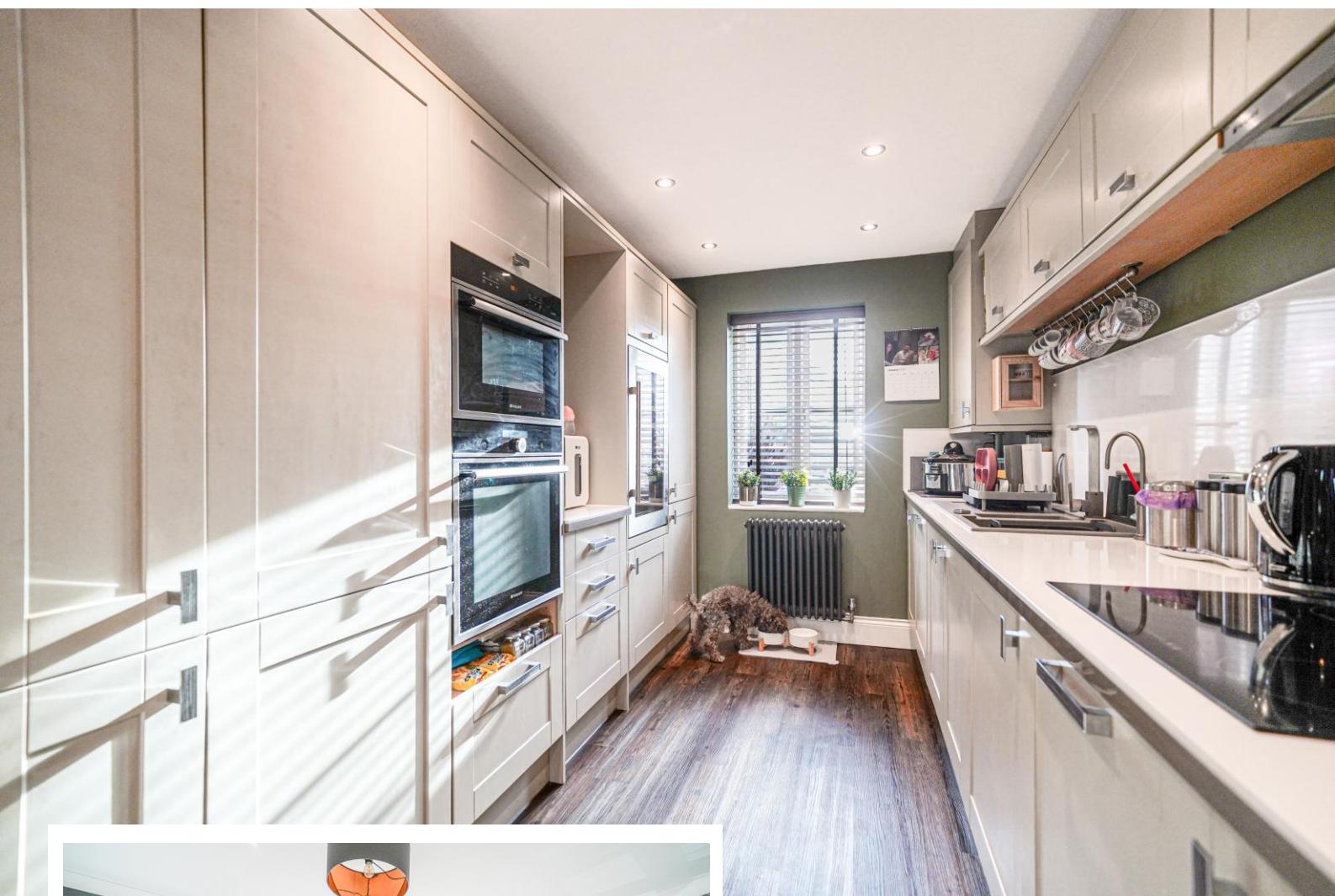
Hollywood, Birmingham

- A Very Well Presented Four Double Bedroom Family Home
- Open Plan Lounge/Kitchen/Diner & Four En-Suites
- Landscaped Rear Garden
- Driveway Parking & Garage

**£385,000**

Current EPC Rating - C  
Current Council Tax Band - E

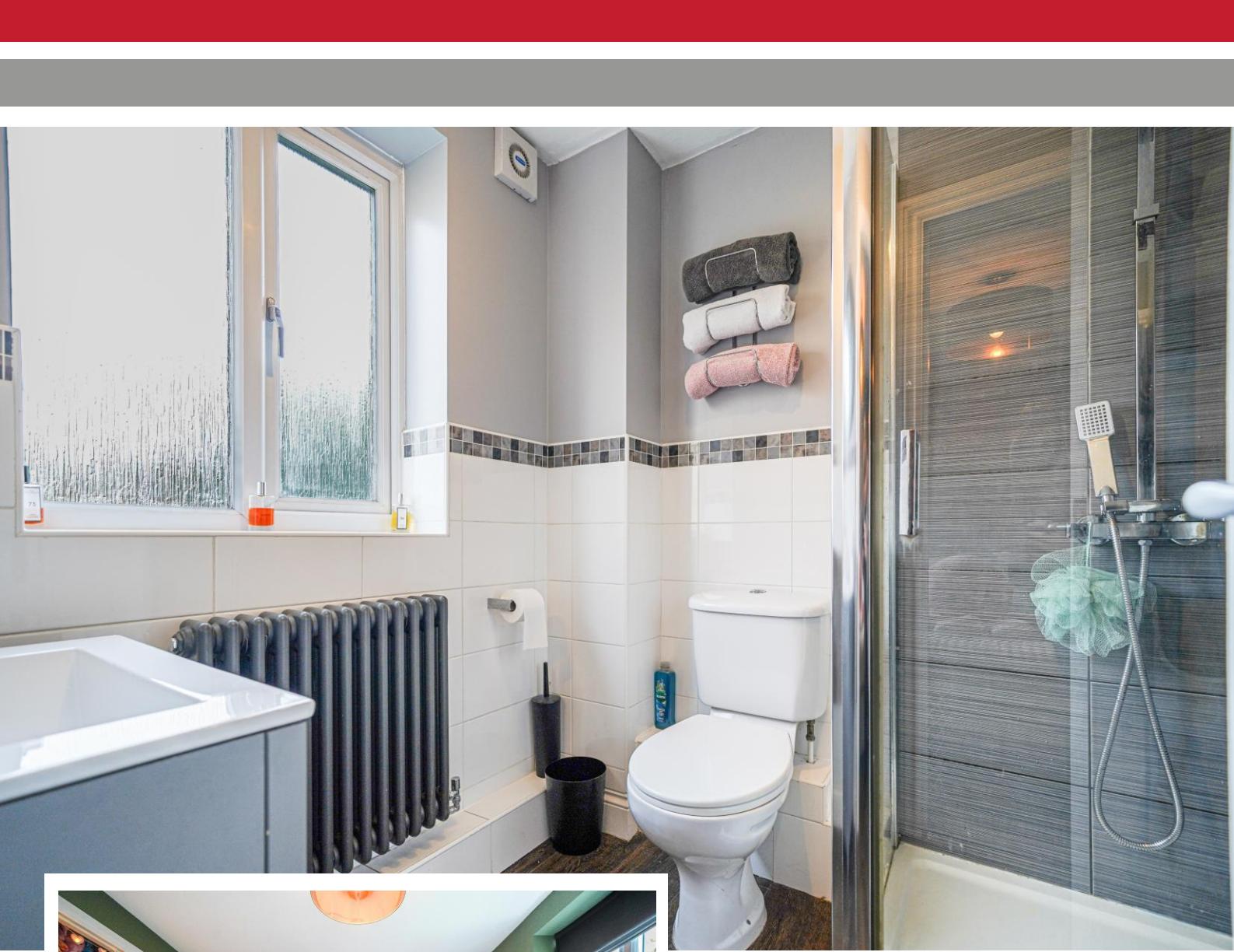




## Property Description

An extremely well presented modern three storey town house situated in a cul-de-sac location and offering four double bedrooms, open plan lounge/kitchen/diner, guest WC, four en-suites, pleasant rear garden, single garage and off road 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

Open Plan Lounge/Kitchen/Diner 8.2m x 4.5m (26'10" x 14'9")

Guest W.C

Bedroom One to Front 4.5m x 3m (14'9" x 9'10")

En Suite Shower Room

Bedroom Two to Rear 2.6m x 2.8m (8'6" x 9'2")

En Suite Shower Room

Bedroom Three to Rear 2.9m x 2.5m (9'6" x 8'2")

En Suite Shower Room

Bedroom Four to Front 4.6m x 3m (15'1" x 9'10")

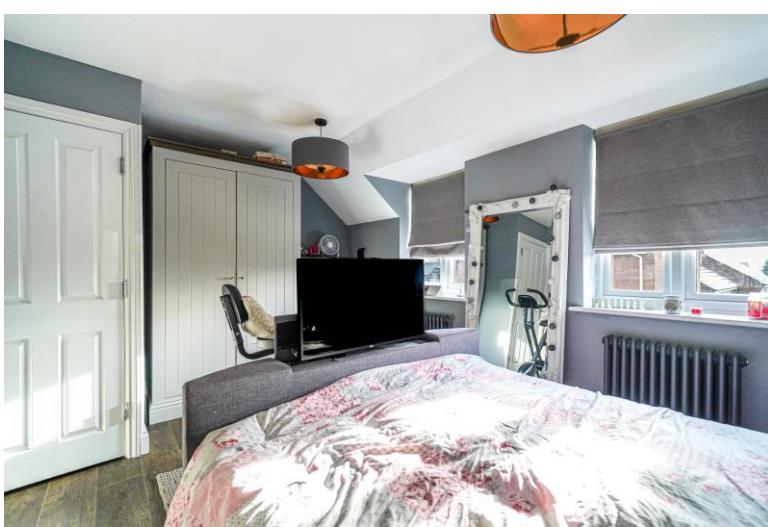
En Suite Bathroom 2.5m x 1.7m (8'2" x 5'6")

### 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.

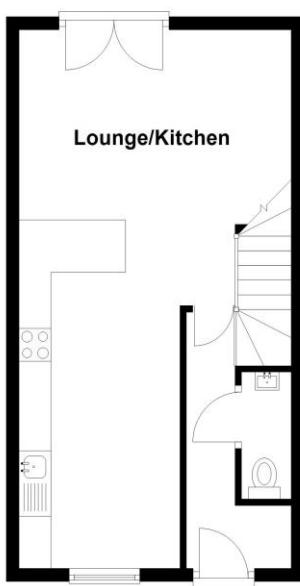
Current council tax band – D





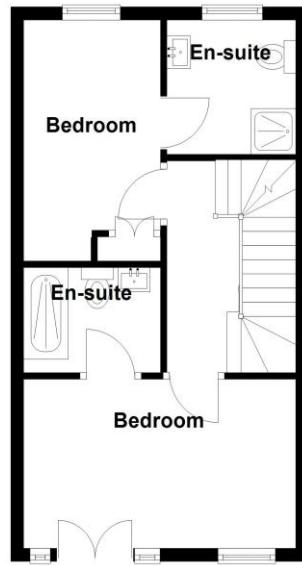
### Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



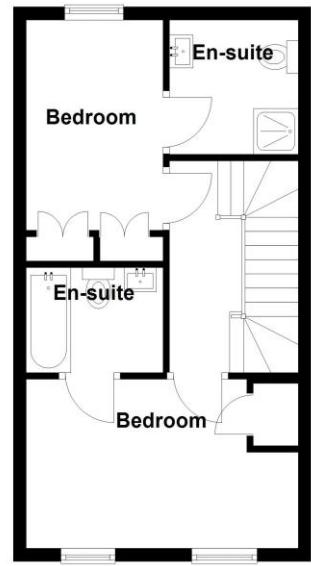
### First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



### Second Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 104.0 sq. metres (1119.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.