



Hazel Drive

Hollywood, Birmingham, B47 5RJ

- A Superb Refurbished Detached Family Home
- Four Good Size Bedrooms
- Three Reception Rooms
- Extended and Re-Fitted Living/Breakfast/Kitchen

£575,000

EPC Rating '68'





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 an extensive tarmac driveway providing off road parking with a lawn area to side, planted tree and shrubs and a storm porch with a UPVC double glazed door with matching side windows leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, feature flooring and doors leading off to



Dining Room to Front

12' 3" x 9' 2" (3.73m x 2.79m) With UPVC double glazed window to front, laminate flooring, wall mounted radiator, ceiling light point and double doors leading to

Lounge to Rear

16' 6" x 11' 3" (5.03m x 3.43m) With a UPVC double glazed window to the rear and double glazed patio doors leading to the rear garden, wall mounted radiator, ceiling light point, laminate flooring and a modern electric remote control fire suite

Study to Front

10' 1" x 8' 4" (3.07m x 2.54m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point



Extended and Re-Fitted Family Breakfast Kitchen

19' 7" x 11' 3" (5.97m x 3.43m) Being re-fitted with a range of high quality Rotpunkt handleless wall, base and drawer units with a work surface over incorporating a sink and mixer tap with glass splashback. Central island with pan drawers, pop up sockets and USB points and an AEG 5 ring gas hob with ceiling extractor fan over. Eye level AEG oven and steam oven, integrated AEG fridge and integrated AEG dishwasher. Fitted larder unit, vertical radiator, ceiling spot lights, a double glazed window to the rear aspect, double glazed bi-fold doors leading to rear garden and door to

Utility Room

7' 7" x 5' 9" (2.31m x 1.75m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit. Space and plumbing for washing machine, wall mounted gas central heating boiler, double glazed door and window to rear, central heating radiator, ceiling light point and door to garage



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Tiling to splash back areas and floor and ceiling light point

Landing

With access to loft space, ceiling light point, airing cupboard and door to



Bedroom One to Front

14' 8" x 9' 2" (4.47m x 2.79m) With double glazed window to front elevation, radiator, ceiling light point, fitted corner wardrobes and door to

Re-Fitted En-Suite to Front

Being re-fitted with a modern white suite comprising of a walk in shower enclosure, feature wash hand basin and a low flush W.C. Display and storage alcoves, heated towel rail, under floor heating, porcelain tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the front elevation



Bedroom Two to Front

11' 9" x 10' 1" (3.58m x 3.07m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 8" x 9' (2.95m x 2.74m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Rear

9' x 8' max (2.74m x 2.44m max) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a deep bathtub with shower attachment, vanity wash hand basin and a low flush W.C. Heated towel rail, under floor heating, porcelain tiling to splash prone areas, window sill and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Delightful Rear Garden

Being mainly laid to lawn with an extensive limestone paved patio area, shrub borders, external power points, gated side access and panelled fencing and conifers to boundaries

Double Garage

Located at the side of the property with two up and over doors for vehicular access, ceiling light point, a drop down ladder to a partially boarded loft space and courtesy door to utility room

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements