

4 Simon Road  
Hollywood  
B47 5LH  
oiro £315,000



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### Property Introduction

Right Estate Agents are delighted to offer for sale this 4 bedroom semi-detached mostly double glazed property in the extremely popular residential area of Hollywood. The property is in need of some modernisation & also benefits from gas fired central heating, off road parking, front & rear gardens, garage with power & water outlets, rear storage facilities and partially boarded loft with light & socket outlet fitted. It is conveniently located for access to local high street shops & larger retail stores.

There are frequent bus services running along the A435 into Birmingham City Centre & the property is ideally placed for access to the M42 & M5 motorways, providing quick access to the NEC, Birmingham Airport, M40 & M6 transport networks.

**EPC Grade D**

How can we help you?

Need a mortgage?

We recommend Guest Independent Mortgage Advice Ltd. They can search the market for you and ensure the right lender and mortgage deal are recommended.

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably sold etc) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly, usually within 48 hours and sometimes on the same day. Just ask for a free valuation and we can pop out to your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We can instruct a local firm that is competitive on cost and very reliable. Just ask for a quote.

Need a surveyor?

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you. Just ask. Need a removal company and storage? Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

## Property Description

### Front Garden

Laid to lawn with shrub border. Off road parking for one car and access to the single garage with up & over door. Side gate leading to rear of property:

### Entrance Porch

Double glazed vestibule providing access to the main house via a further partially glazed wooden front door.

### Hallway

with stairs leading up to the first floor. Storage cupboard and doors leading off to the dining room/lounge, further lounge & kitchen areas. Storage cupboard has facility to hang several coats, store shoes & other small items & also houses the consumer unit.

### Dining Room/Lounge

3.6m x 3.41m(into alcove) carpeted, coal effect electric fire, electrical points and radiator. Double glazed window to the front aspect, central ceiling light fitting.

### Lounge

3.88m x 3.60m(into alcove) carpeted, gas fire with brick surround, electrical points, radiator & patio doors leading to rear of property, central ceiling light fitting.

### Kitchen

3.64m(max) x 2.80m(max) vinyl flooring, stainless steel sink with right hand drainer, hot & cold taps, space for freestanding oven/hob, fridge/freezer, washing machine. Pantry, radiator, and door leading to rear of property.

### Staircase

Leading to first floor landing with airing cupboard & access to family bathroom, bedrooms & loft hatch which has loft ladders fitted providing access to the partially boarded loft space.





## Main Bedroom

4.32m x 3.58m carpeted, double glazed window to front aspect, central heating radiator, single ceiling light point & sockets.

## Bedroom Two

3.62m x 3.31m carpeted, built in wardrobe, double glazed window to rear aspect, central heating radiator, ceiling light point. & sockets.

## Bedroom Three

3.42m x 3.28m carpeted, built in wardrobes, double glazed window to front aspect, central heating radiator, ceiling light point.& sockets.

## Bedroom Four

2.12m x 2.02m carpeted, wall unit, double glazed window to rear aspect, radiator, ceiling light point & sockets.

## Family Bathroom

white three piece suite comprising bath with thermostatic shower over, shower curtain, pedestal wash hand basin, low level WC, vinyl flooring, radiator, double glazed window to rear aspect & ceiling light.

## Rear Garden

mostly laid to lawn with raised patio area, brick outhouse & storage area, & further wooden shed. Pathway leads to the side & front of the property and a side door leading to the rear of the garage.

## Tenure

To be confirmed. We strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

### Proclaimer

These details are not an offer or contract. You should not rely on statements by Right Estate Agents in the particulars or by word of mouth or in writing as being factually accurate about the property its condition or its value. The tenure/charges need to be verified via your solicitors. Areas, measurements and distances are approximate only. Any reference to alterations or extensions or use of or any part of the property does not mean that the necessary planning, building regs or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

Please go to the following website and use the postcode to access the full EPC:

<https://www.epcregister.com/reportSearchAddressTerms.html?redi=reportSearchAddressByPostcode>

