



Alcester Road, Hollywood

Offers Around £400,000

- EXTENSIVE FRONT DRIVEWAY
- HALLWAY & GUEST CLOAKS WC
- FITTED KITCHEN
- FOUR BEDROOMS
- REAR GARDEN
- PORCH
- LOUNGE & DINING ROOM
- CONSERVATORY
- BATHROOM
- GARAGE

Situated in this most desirable and convenient location this detached property has great potential for extension subject to planning close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops on Alcester Road Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs. There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set well back from the road via a long gravel driveway with side lawn, a UPVC double glazed door opens into the

PORCH

Having wall light point, ceramic tiled floor and UPVC double glazed door into the

HALLWAY

Having a turned staircase rising to the first floor accommodation, wall light point, central heating radiator and doors to the lounge, kitchen, garage and

GUEST CLOAKS WC

Having wash hand basin in vanity unit with low level WC and concealed cistern, recessed ceiling spot lights, central heating radiator and window to the side

LOUNGE

14'4 x 11'11 max (4.37m x 3.63m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, fireplace with inset electric fire and concertina doors into the

DINING ROOM

11'11 x 9'2 (3.63m x 2.79m)



Having UPVC double glazed window to the side, ceiling light point, central heating radiator and sliding patio style doors into the

CONSERVATORY

Having ceramic tiled floor, two wall light points and UPVC double glazed windows and double doors to the rear garden

FITTED KITCHEN

9'8 x 9'2 (2.95m x 2.79m)



Being fitted with a range of oak fronted wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, five ring gas hob with extractor over and double oven beneath, integrated fridge, ceramic wall and floor tiles, recessed ceiling spot lights, central heating radiator, UPVC double glazed window to the front and door to the side

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to four bedrooms, bathroom and cupboard

BEDROOM 1
11'9 x 10'5 (3.58m x 3.18m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, wash hand basin, shower enclosure and built in wardrobes

BEDROOM 2
13'0 x 9'5 (3.96m x 2.87m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3
12'8 x 10'7 max (3.86m x 3.23m max)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in cupboard

BEDROOM 4
9'11 x 7'1 (3.02m x 2.16m)

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BATHROOM



Having Jacuzzi Spa bath with shower fitting, low level WC, pedestal wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

GARAGE
18'9 x 8'1 (5.72m x 2.46m)

having light and power, doors to the side and hallway and up and over door to the front driveway

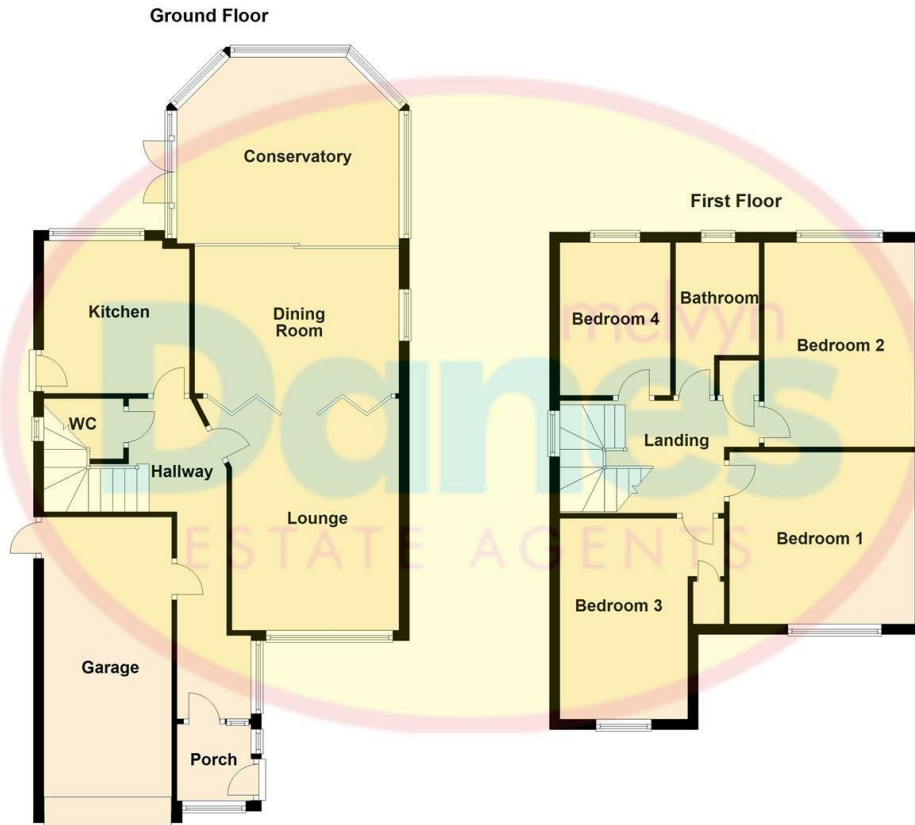
REAR GARDEN



Having paved patio area leading to lawn, gated side access to both sides and fencing to boundaries

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



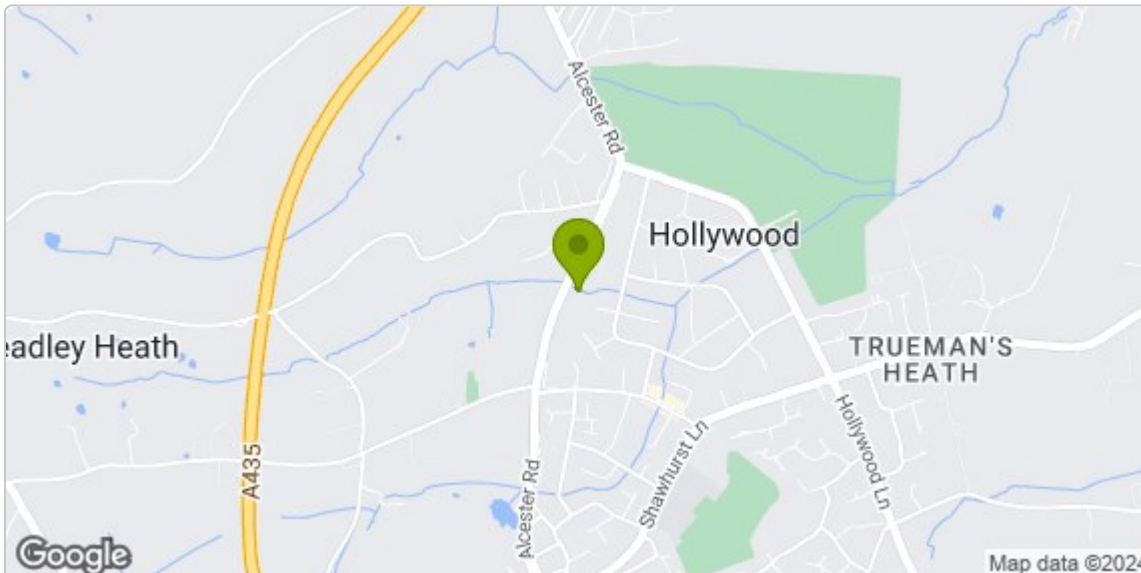
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
127A Alcester Road Hollywood
B47 5NR

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	64	
England & Wales	EU Directive 2002/91/EC	

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk