



Corbett Road, Hollywood

Offers Around £485,000

- HALLWAY
- EXTENDED DINING ROOM
- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- FRONT DRIVEWAY
- LOUNGE
- EXTENDED KITCHEN DINER
- FAMILY BATHROOM & ENSUITE
- MATURE REAR GARDEN
- NO CHAIN

An enviable location for this generous family home ideally situated for the local amenities of Hollywood and Wythall

Local schooling can be found within walking distance at Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops on May Lane, Drakes Cross parade and Alcester Road in Hollywood. The property is just a few minutes drive or by bus 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, along with the Hollywood by-pass which links to the M42, forming the hub of the midlands motorway network.

There are railway stations close by in Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

Set back from the road via a block paved front driveway, a part glazed UPVC double glazed door opens into the

PORCH

Having recessed ceiling spot lights, tiled flooring and part glazed UPVC door into the

HALLWAY

Having turned staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the cloak cupboard, extended kitchen diner and

LOUNGE DINER

21'4 x 14' max (6.50m x 4.27m max)



Having UPVC double glazed window to the front, two ceiling light point, three wall light points, two central heating radiators and open access into the

EXTENDED DINING ROOM **13'2 x 9'0 (4.01m x 2.74m)**



Having UPVC double glazed sliding patio doors to the rear garden, ceiling light point, central heating radiator and door into the

EXTENDED & REFITTED KITCHEN DINER **20'1 x 13'5 max (6.12m x 4.09m max)**



Having a modern range of wall, drawer and base units with butchers block work surfaces over incorporating inset ceramic sink and drainer, a comprehensive collection of integrated appliances to include five ring gas hob with extractor over, eye level oven, microwave, dishwasher, tumble dryer, fridge and freezer, ceramic wall and floor tiles, wine racks, recessed ceiling spot lights, central heating radiator, space for dining, storage cupboard, UPVC double glazed window to the front and door into the inner lobby with UPVC double glazed door to the side and further door into the



GROUND FLOOR WC

having low level WC, recessed ceiling spot light and UPVC double glazed window to the side

LANDING

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, loft access and doors to three double bedrooms and refitted bathroom

BEDROOM 1

11'10 x 11'10 (3.61m x 3.61m)



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

BEDROOM 2

11'10 x 9'9 (3.61m x 2.97m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobes and door into

EN SUITE



Having shower enclosure, low level WC, pedestal wash hand basin, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed windows to the rear

BEDROOM 3

12'9 x 8'1 (3.89m x 2.46m)

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

REFITTED BATHROOM



Having paneled bath, shower enclosure, wash hand basin in vanity unit with low level WC and concealed cistern, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

INTEGRAL GARAGE

15'11 x 8'2 (4.85m x 2.49m)

Having light and power, wall mounted combi boiler, UPVC double glazed window and door to the side and up and over door to the front driveway

MATURE REAR GARDEN

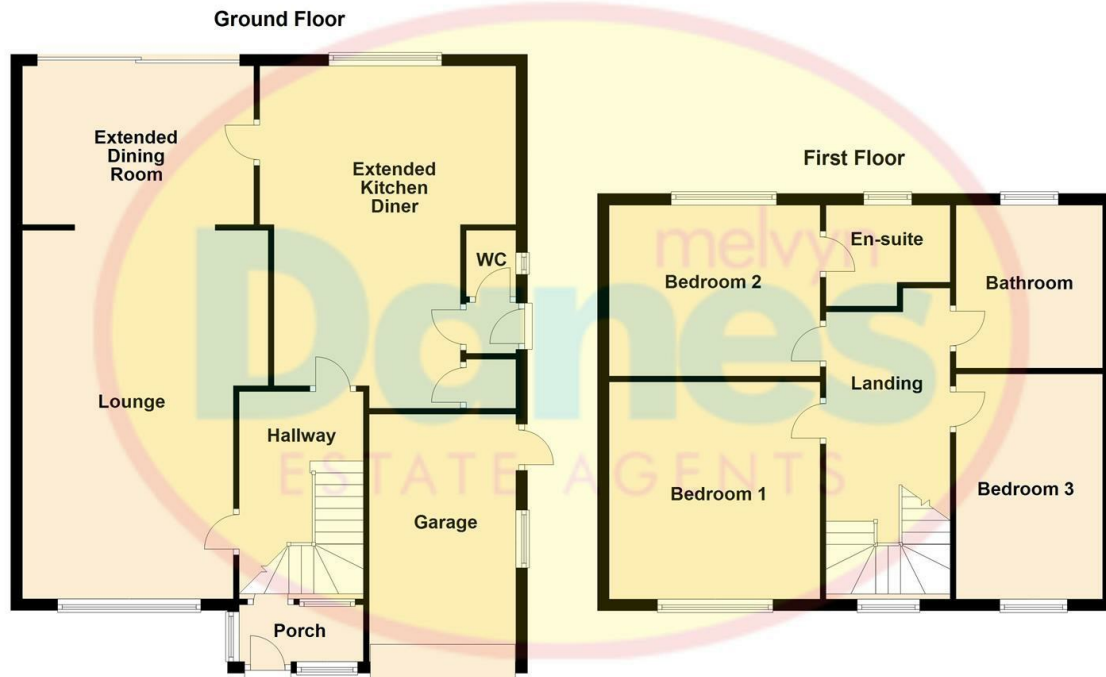


Having paved patio leading to shaped lawn with mature flower, shrub and herbaceous borders, trellis arch leading to further paved area, two timber sheds, fencing to boundaries and gated side access



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.



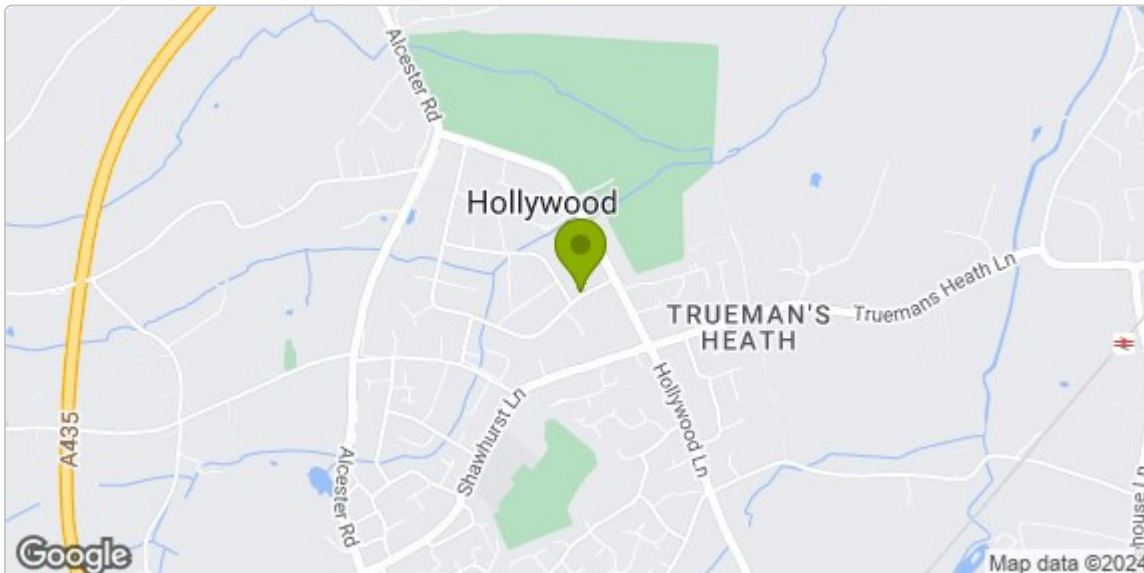
TENURE: We are advised that the property is Freehold

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:
6 Corbett Road Hollywood B47
5LL

Council Tax Band:

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		
		74
	58	
England & Wales	EU Directive 2002/91/EC	

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