

Mynors Crescent, Hollywood

Offers Around £450,000

- IMPRESSIVE HALLWAY
- SUPERB KITCHEN DINING FAMILY ROOM
- SECOND FLOOR MASTER BEDROOM SUITE
- LUXURY EN SUITE & FAMILY BATHROOM
- GENEROUS REAR GARDEN
- LARGE LOUNGE
- GUEST CLOAKS WC
- FOUR FURTHER DOUBLE BEDROOMS
- SIDE GARAGE
- BLOCK PAVED DRIVEWAY

An ideal location for this extended and refurbished end of terraced house in this popular location close to 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 full width block paved driveway, a composite front door opens into the

IMPRESSIVE HALLWAY

Having stairs rising to the first floor accommodation, feature LED recessed ceiling lights, central heating radiator and doors to understairs cupboard, kitchen dining family room, lounge and

GUEST CLOAKS WC

Having low level WC with concealed cistern, wash hand basin in vanity unit, ceramic tiled floor and recessed ceiling spot light

LOUNGE

20'4 x 12'2 (6.20m x 3.71m)



Having UPVC double glazed window to the front, feature LED recessed ceiling lights, two ceiling light points and central heating radiator

SUPERB KITCHEN DINING FAMILY ROOM **29'8 x 20'6 max (9.04m x 6.25m max)**



Having a modern kitchen area to include wall, drawer and base units with work surfaces over, incorporating sink and drainer with mixer tap, central island with breakfast bar, integrated five ring gas hob with extractor over, eye level oven, fridge freezer, dishwasher and washing machine, recessed ceiling spot lights, feature radiator and UPVC double glazed window to the rear, a bright and spacious dining family area with recessed ceiling spot lights feature radiator and bi fold doors to the rear garden



FIRST FLOOR LANDING

Having UPVC double glazed window to the front, stairs rising to the second floor accommodation and doors to four bedrooms and luxury bathroom

GUEST BEDROOM
12'8 x 11'5 (3.86m x 3.48m)



Having UPVC double glazed window to the rear, recessed ceiling spot lights, central heating radiator and door into the

EN SUITE



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

BEDROOM 3
13'1 x 9'11 (3.99m x 3.02m)

Having UPVC double glazed window to the front, recessed ceiling spot lights and central heating radiator

BEDROOM 4
13'1 max x 9'9 (3.99m max x 2.97m)

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

BEDROOM 5
11'7 x 8'10 (3.53m x 2.69m)

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

LUXURY FAMILY BATHROOM



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

SECOND FLOOR LANDING

Having recessed ceiling spot lights

MASTER BEDROOM
14'2 max x 14'4 (4.32m max x 4.37m)

Having UPVC double glazed window to the rear, recessed ceiling spot lights and central heating radiator

LUXURY MASTER BATHROOM

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

SIDE GARAGE
14'5 x 11'5 (4.39m x 3.48m)

Having light and power and electric roller shutter door to the front driveway

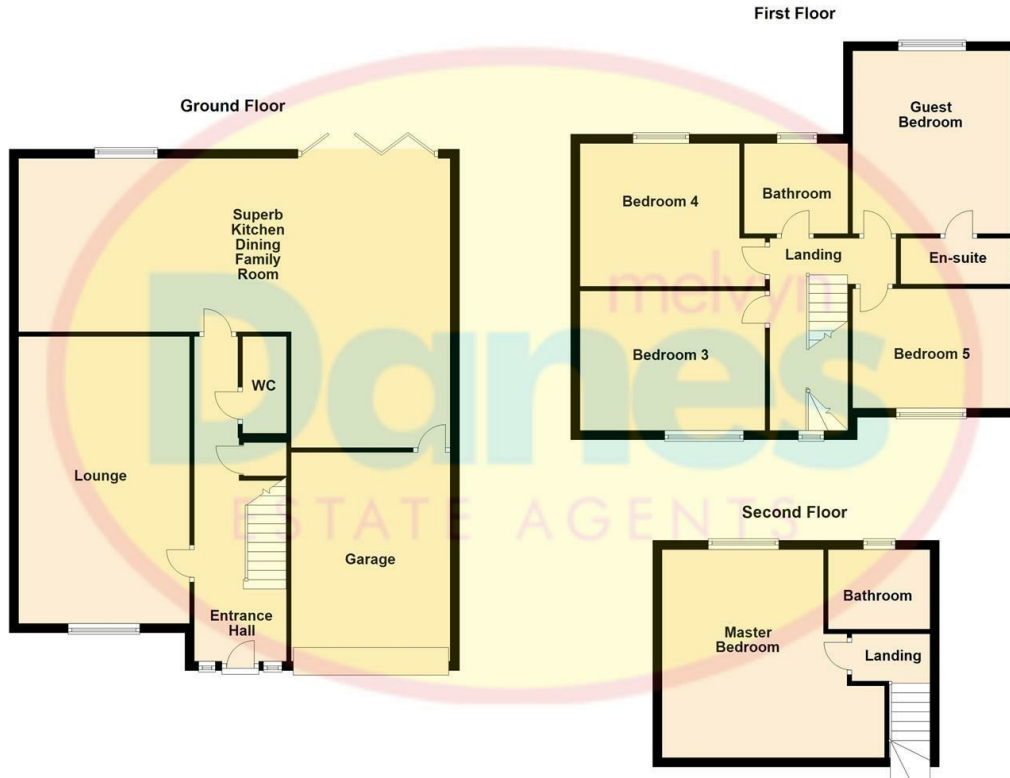
REAR GARDEN



Having decked patio leading to lawn with 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.



COUNCIL TAX BAND - C

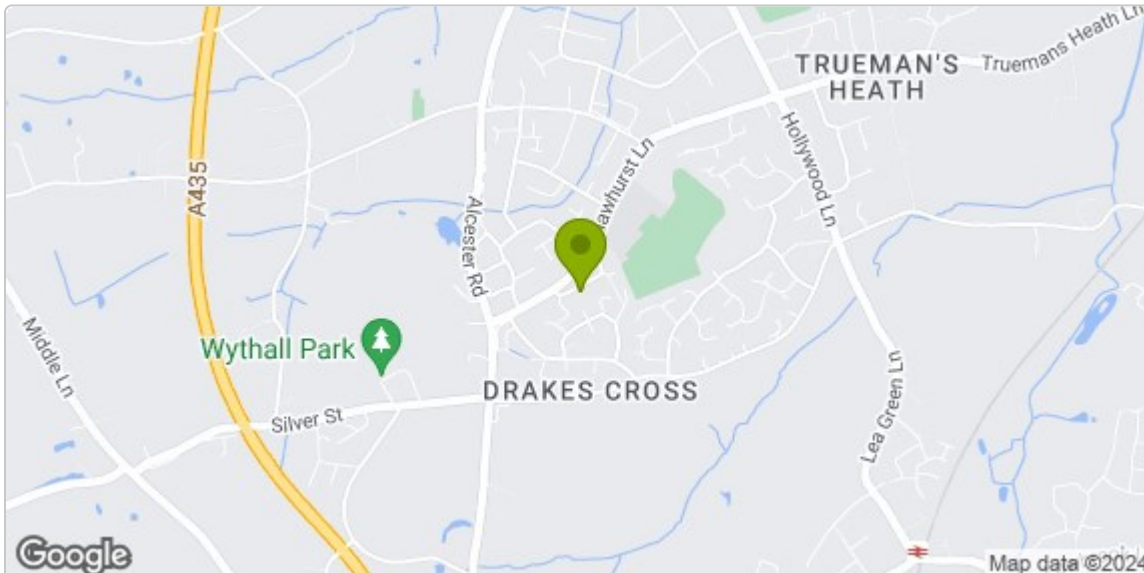
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Full Postal Address:
8 Mynors Crescent Hollywood
Hollywood B47 5JG

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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