



# Hollywood Lane, Hollywood

## Offers Around £300,000

- PORCH
- LOUNGE
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- FRONT & REAR GARDENS
- HALLWAY
- FITTED KITCHEN
- BATHROOM
- GARAGE & DRIVEWAY
- NO UPWARD CHAIN

This well presented semi detached bungalow on this most popular road is ideal for the local amenities of Wythall and Hollywood.

There are local shops in Hollywood Lane and Drakes Cross Parade on the Alcester Road. The property is situated with 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, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

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.

An excellent location therefore for this semi detached bungalow, which is set back from the road behind a lawned fore garden, a paved footpath with steps lead to a part glazed door opening into the

### **PORCH**

Having tiled floor, ceiling light point and part glazed door into the

### **HALLWAY**

Having ceiling light point and doors to the lounge, kitchen, two double bedrooms and bathroom

### **LOUNGE**

**18'6" x 11'4" max (5.64m x 3.45m max)**



Having UPVC double glazed window to the front, two ceiling light points, central heating radiator and inset fireplace

### **FITTED KITCHEN** **10'5 x 9'0 (3.18m x 2.74m)**



Having wall and base units with work surfaces over incorporating inset double sink and drainer, four ring gas hob with extractor over and oven beneath, space for fridge and washing machine ceramic wall and floor tiles, ceiling light point, pantry cupboard and UPVC double glazed window to the front

### **BEDROOM 1** **13'11 x 9'9 (4.24m x 2.97m)**



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

### **BEDROOM 2** **10'5 x 10'3 (3.18m x 3.12m)**

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

### **BATHROOM**

Having bath with shower over and glazed side screen, low level WC, pedestal wash hand basin, ceramic wall and floor tiles, ceiling light point, central heating radiator and UPVC double glazed window to the side

### **CONSERVATORY** **17'5 x 6'7 (5.31m x 2.01m)**

Having wall, light point, tiled floor and sliding doors to the rear garden

## **GARAGE**

Having courtesy door to the garden and up and over door to the driveway

## **REAR GARDEN**

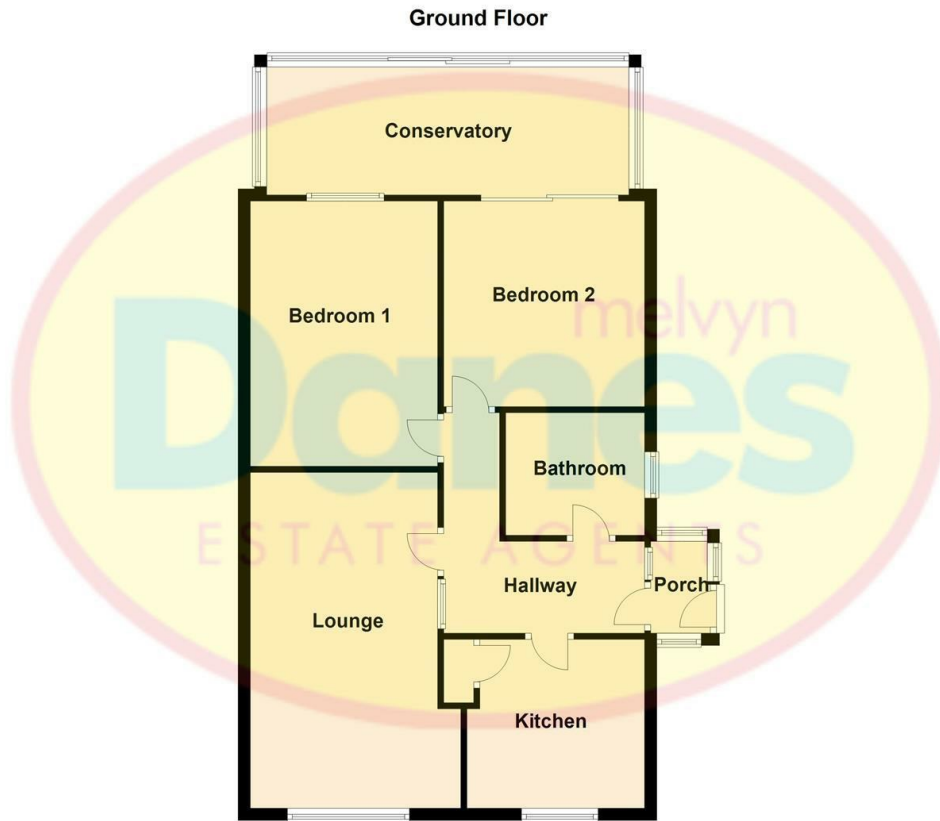


Having paved and gravel area leading to lawn with flower border, courtesy door to the garage, fencing to boundaries and gated rear access to the driveway



## 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.



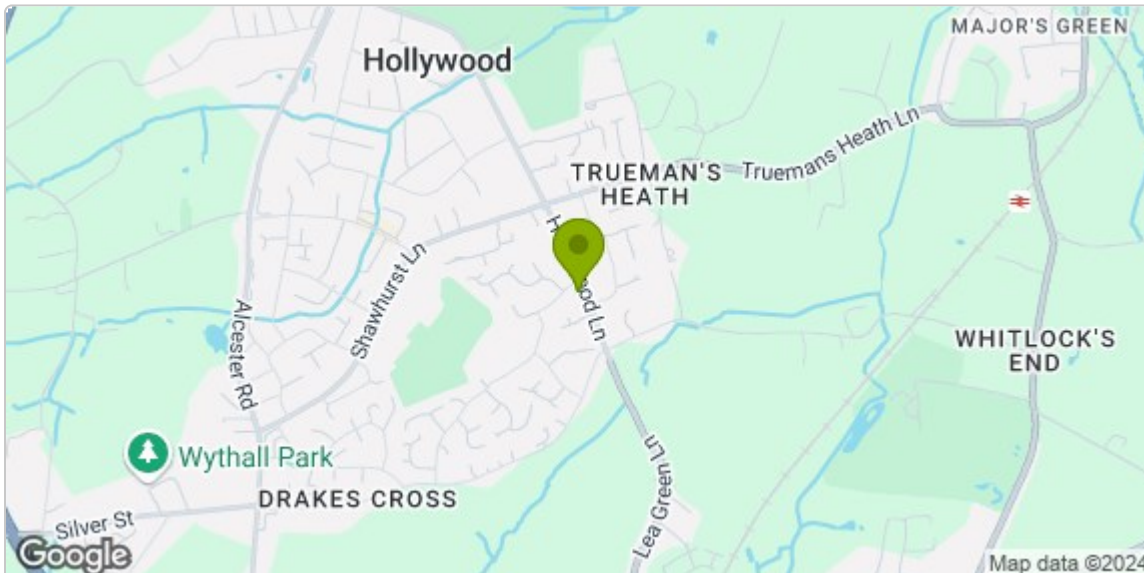
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**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:**  
108 Hollywood Lane  
Hollywood Hollywood B47 5QJ

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	