



Hollywood Lane, Hollywood

Offers Around £495,000

- CANOPY PORCH
- DUAL ASPECT LOUNGE
- KITCHEN
- FOUR BEDROOMS
- DETACHED GARAGE & DRIVEWAY
- ENTRANCE HALLWAY
- DINING ROOM
- GROUND FLOOR WC
- SHOWER ROOM & SEPARATE WC
- FRONT, SIDE & REAR GARDENS

An enviable location for this most versatile detached house with great potential for extension subject to planning and is ideally positioned to take advantage of the local amenities of Hollywood and Wythall.

Local shops and convenience stores can be found on Drakes Cross Parade just around the corner and further up the Alcester Road one can find Sainsburys and other retail outlets and back towards the M42 to Becketts island.

The property is located close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Senior School which are both sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). Alongside the new Hub with library, gymnasium and coffee shop. There is easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network.

The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to Redditch, Shirley and the City of Birmingham.

Set back from the road behind a lawned front garden with mature flower and shrub borders, the detached garage is accessed via a double width block paved driveway, a paved footpath lead to the canopy storm porch with a composite front door opening into the

ENTRANCE HALLWAY

Having turned staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the kitchen, lounge and dining room

DUAL ASPECT LOUNGE

18'0 x 13'11 max (5.49m x 4.24m max)



Having UPVC double glazed window to the front and French doors to the rear garden, two ceiling light points, central heating radiator and fireplace with gas fire

DINING ROOM

12'3 x 11'11 (3.73m x 3.63m)



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

KITCHEN

11'10 x 9'6 (3.61m x 2.90m)



Having wall and base units with work surfaces over incorporating sink and drainer, induction hob with extractor over and oven beneath, integrated fridge, dishwasher and double freezer, ceramic wall tiles, ceiling light point, central heating radiator, UPVC double glazed window to the rear and door into the side lobby with doors to

UTILITY CUPBOARD & GROUND FLOOR WC

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to the bedrooms, shower room and WC

BEDROOM 1
12'1 x 12'0 (3.68m x 3.66m)



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

BEDROOM 2
11'11 x 7'11 (3.63m x 2.41m)

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

BEDROOM 3
12'0 x 7'11 (3.66m x 2.41m)

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

BEDROOM 4
9'5 x 9'2 (2.87m x 2.79m)

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

SHOWER ROOM



Having walk in shower enclosure, wash hand basin in vanity unit, ceramic wall tiles, ceiling light point, central heating radiator, airing cupboard and UPVC double glazed window to the rear

SEPARATE WC

Having low level WC, wash hand basin, ceiling light point and UPVC double glazed window to the side

DETACHED GARAGE



Having light and power, courtesy door to the garden and up and over door to the driveway

REAR GARDEN

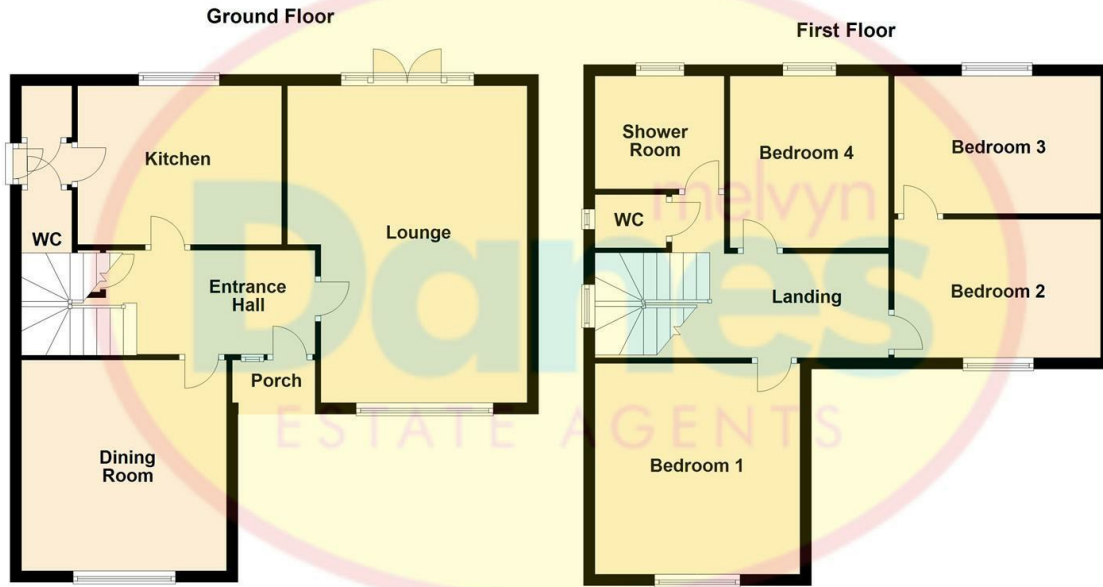


Having block paved patio area leading to shaped lawn with flower and shrub borders, gated side access and fencing to boundaries



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.



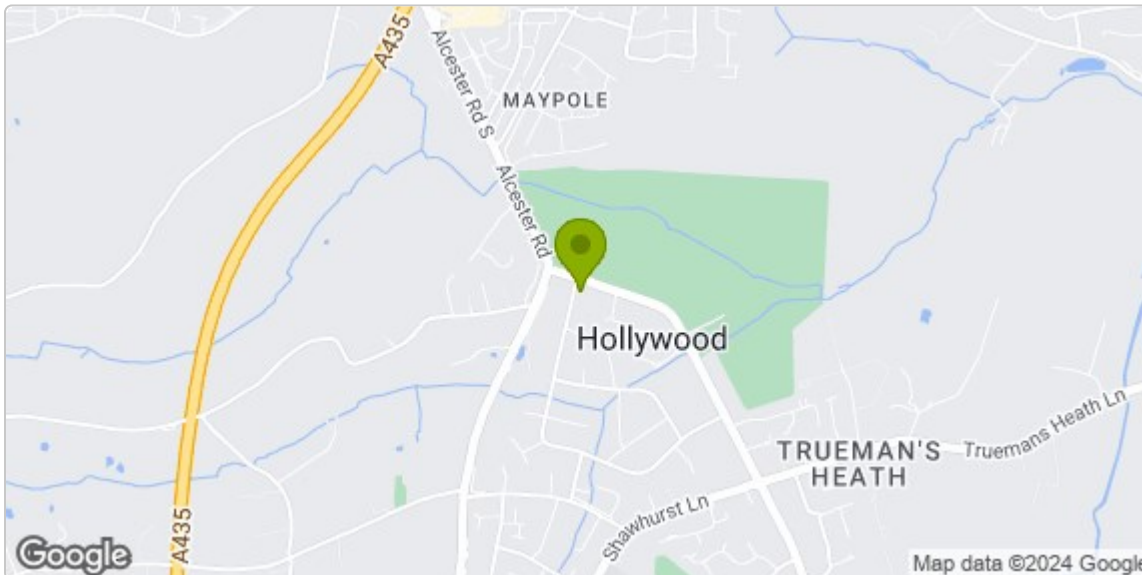
TENURE: We are advised that the property is Freehold

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:
19 Hollywood Lane Hollywood
B47 5PT

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		
	70	80
England & Wales	EU Directive 2002/91/EC	