



Chesterwood, Hollywood

Offers Around £385,000

- HALLWAY
- REFITTED KITCHEN
- THREE BEDROOMS
- SIDE GARAGE
- REAR GARDEN
- LOUNGE & DINING ROOM
- UTILITY & GROUND FLOOR WC
- REFITTED BATHROOM
- FRONT DRIVEWAY
- NO UPWARD CHAIN

An ideally located modern link detached house in this popular and convenient cul de sac in Hollywood close to all the local amenities of Hollywood and Wythall.

The property is close to primary schooling at Coppice infant and junior and senior schooling at Woodrush Academy which are both sited within the road itself. (Education facilities are subject to confirmation from the Education Department).

There are local shops at both Drakes Cross and May Lane, a medical centre, library and easy road access via the Alcester Road to the M42 motorway and beyond forming the hub of the midlands motorway network.

The neighbouring village of Wythall has its own railway station as well as nearby Whitlocks End offering commuter services between Birmingham and Stratford Upon Avon, local bus services provide access to Redditch, Birmingham, Shirley and Solihull Town Centres with their excellent retail, entertainment and hostelryes.

Set back from the road via a large block paved driveway with side lawn leading to a UPVC double glazed door opening into the

HALLWAY

Having stairs rising to first floor accommodation, ceiling light point, central heating radiator and door into the

LOUNGE

15'6 x 12'8 max (4.72m x 3.86m max)



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

DINING ROOM

10'8 x 8'11 max (3.25m x 2.72m max)



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

REFITTED KITCHEN

10'6 x 8'5 max (3.20m x 2.57m max)



Having a modern range of wall and base units with work surfaces over, incorporating sink and drainer with mixer tap, induction hob with extractor over, integrated dishwasher and fridge freezer, ceiling light point, UPVC double glazed window to the front and door into the

UTILITY



Having wall and base unit with work surfaces over, space and plumbing for integrated washing machine and tumble dryer, ceiling light point, UPVC double glazed window and door to the rear garden and doors to the garage and

GROUND FLOOR WC

Having low level WC, wash hand basin and ceiling light point

LANDING

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

BEDROOM 1

10'8 x 9'7 max (3.25m x 2.92m max)



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

BEDROOM 2

13'2 x 9'0 (4.01m x 2.74m)



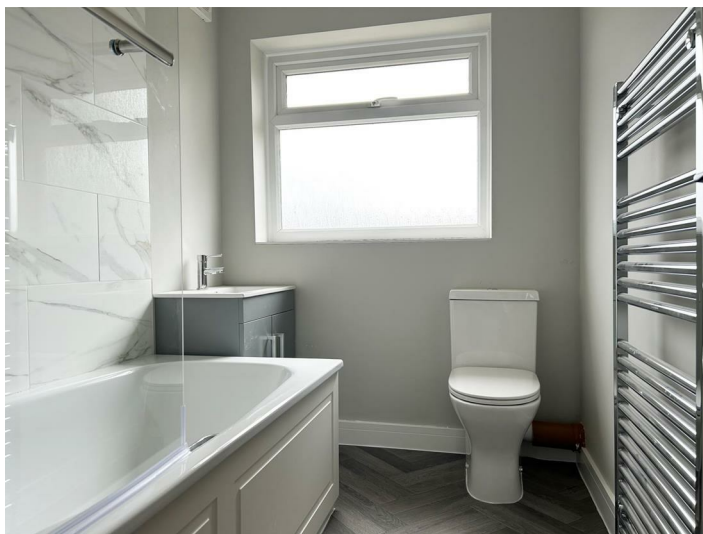
Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM 3

9'1 x 6'2 max (2.77m x 1.88m max)

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

REFITTED BATHROOM



Having P shaped bath with shower over and glazed side screen, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

SIDE GARAGE

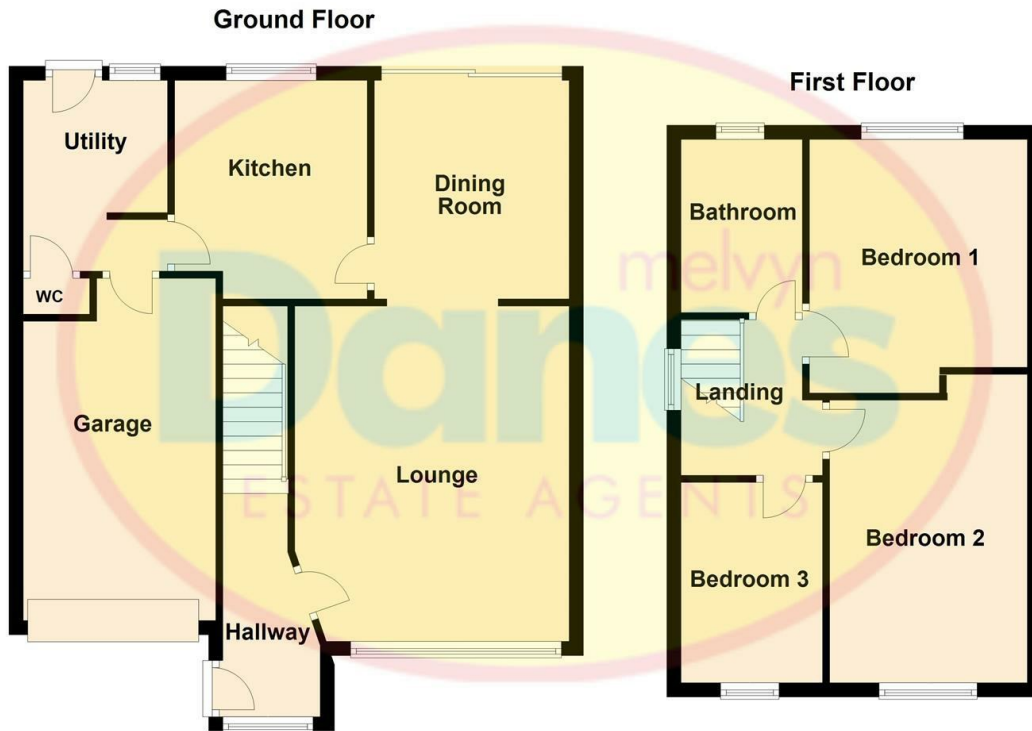
Having light and power and up and over door to the front driveway

REAR GARDEN

Having patio area leading to shaped lawn with fencing and hedges to boundaries and coniferous screening to the rear

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.



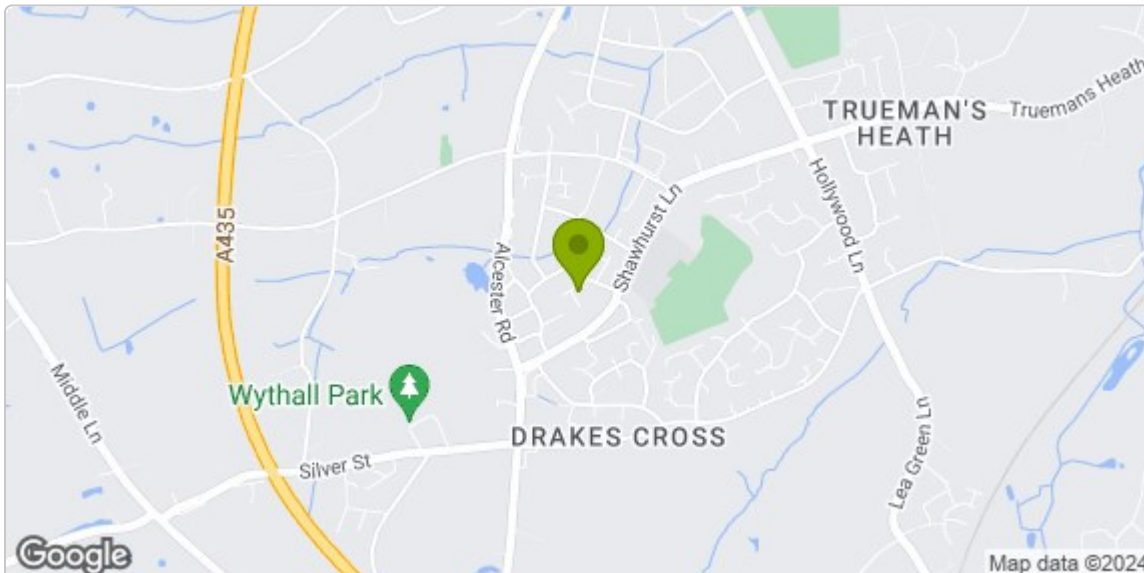
TENURE: We are advised that the property is Freehold.

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:
6 Chesterwood Hollywood B47
5EN

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	