



# Coppice Gardens, Hollywood

## Offers Around £535,000

- ENTRANCE HALLWAY WITH GUEST CLOAKS WC
- SUPERB EXTENDED KITCHEN DINING FAMILY/GARDEN ROOM
- GUEST BEDROOM WITH EN SUITE WC
- MODERN FAMILY BATHROOM
- GARAGE & DRIVEWAY
- SPACIOUS LOUNGE
- MASTER BEDROOM SUITE WITH LUXURY BATHROOM & DRESSING AREA
- FOUR FURTHER BEDROOMS
- LANDSCAPED PRIVATE REAR GARDEN
- INTERNAL INSPECTION RECOMMENDED

An ideal location for this modern detached property close to local shops, schools and amenities in Hollywood and Wythall.

The property is within walking distance to well regarded primary schooling at Coppice infant and junior and senior schooling at Woodrush Academy which are both sited on Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department).

There are local shops at both Drakes Cross and May Lane, a medical centre, community hub with library and cafe 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 shopping centres.

Set back from the road via a paved footpath with pleasant front community garden area, a composite front door opens into the

### ENTRANCE HALLWAY



Having glazed oak glazed staircase rising to the first floor accommodation, two ceiling light points, central heating radiator, Amtico flooring and doors into the kitchen dining family room, lounge and

### GUEST CLOAKS WC

Having low level WC with concealed cistern, wash hand basin in vanity unit, ceramic wall tiles, Amtico flooring, ceiling light point, central heating radiator and UPVC double glazed window to the rear

### SPACIOUS LOUNGE 22'6 x 11'5 (6.86m x 3.48m)



Having UPVC double glazed windows to the front and side, two ceiling light points, two central heating radiators, Amtico flooring and fireplace with inset gas fire



## SUPERB KITCHEN DINING FAMILY ROOM 22'5 x 20'10 max (6.83m x 6.35m max)



Having a bespoke refitted kitchen comprising of wall, drawer and base units with quartz work tops and inset Belfast style sink with matching up stands and central island with breakfast bar seating, Neff five ring gas hob with extractor over and Neff double oven, integrated washing machine and dishwasher, space for American fridge freezer, recessed ceiling spot lights and feature down lights, ample dining space, UPVC double glazed windows to the side and rear and open access into the



## EXTENDED FAMILY/GARDEN ROOM



Having vaulted ceiling with two Velux windows, ceiling to floor window, bifold doors to the rear garden, recessed ceiling spot lights, central heating radiator and Amtico flooring



## FIRST FLOOR LANDING



Having galleried oak glazed staircase to the second floor accommodation, ceiling light point, central heating radiator and doors to four bedrooms and modern family bathroom

**GUEST BEDROOM**  
11'5 x 11'4 (3.48m x 3.45m)



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

**EN SUITE WC**



Having low level WC with concealed cistern and wash and basin in vanity unit, ceramic tiled floor, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the front

**BEDROOM 3**  
11'3 x 10'5 (3.43m x 3.18m)

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

**BEDROOM 4**  
11'6 max x 9'0 (3.51m max x 2.74m)



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

**BEDROOM 5**  
9'2 x 6'4 (2.79m x 1.93m)



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

**MODERN FAMILY BATHROOM**



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

**SECOND FLOOR LANDING**



Having Velux window, recessed ceiling spot lights, built in wardrobes with sliding mirror doors, storage cupboard and doors to the master bedroom and bathroom

## MASTER BEDROOM

15'5 x 11'8 with reduced head height (4.70m x 3.56m with reduced head height)



Having two Velux windows, ceiling light point and central heating radiator

## LUXURY MASTER BATHROOM



Having free standing bath with feature tap, low level WC with concealed cistern, wash hand basin in vanity cupboard, shower enclosure, recessed ceiling spot lights, heated towel rail and Velux window

## SINGLE REAR GARAGE & DRIVEWAY

Having light and power, tarmacadam driveway and access from the rear garden

## LANDSCAPED REAR GARDEN

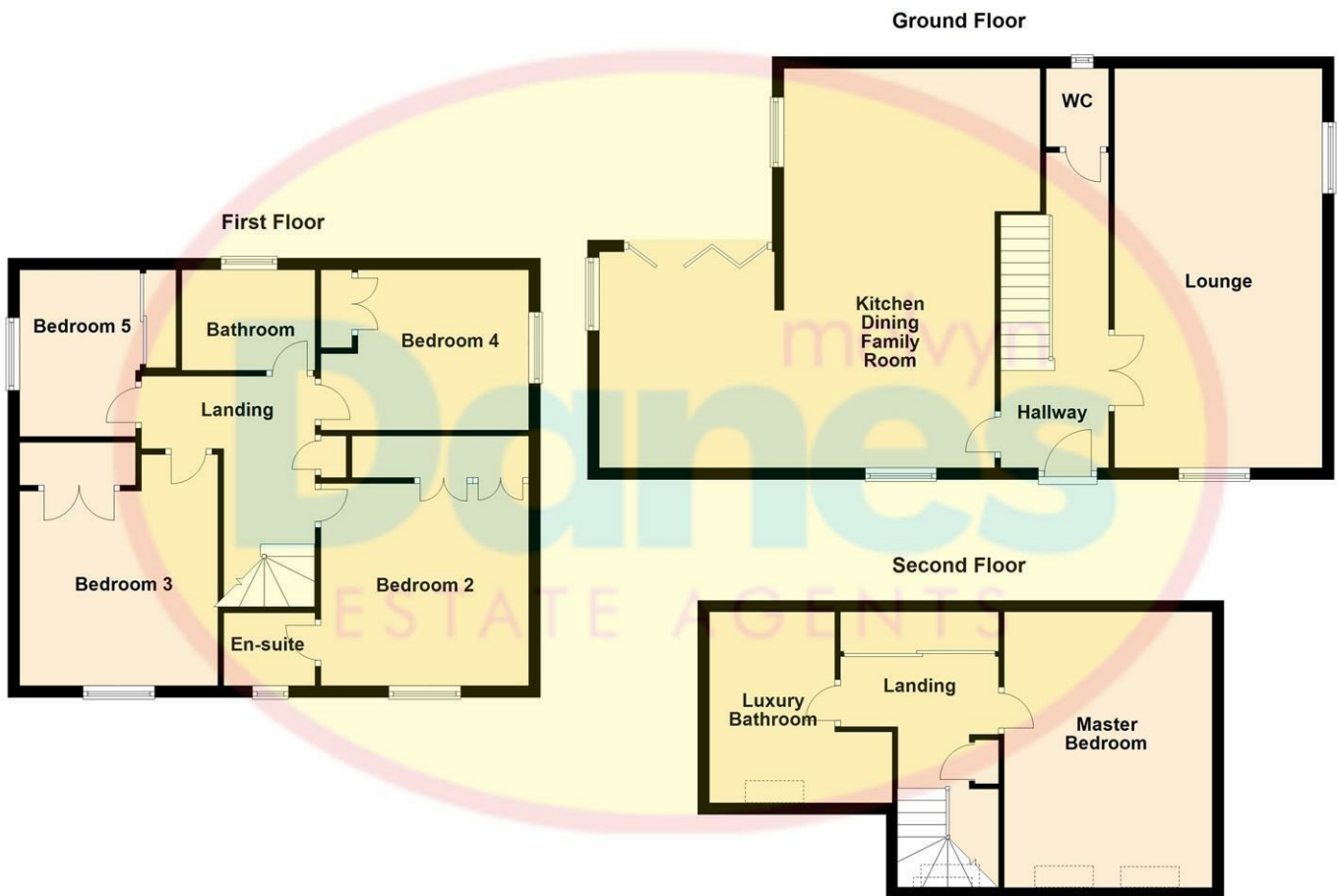


Having paved patio area with artificial lawn, decorative gravel borders, fencing to boundaries, gated side access and timber lodge with lighting, power and bifold doors, ideal for home office, gym or playroom



## 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.



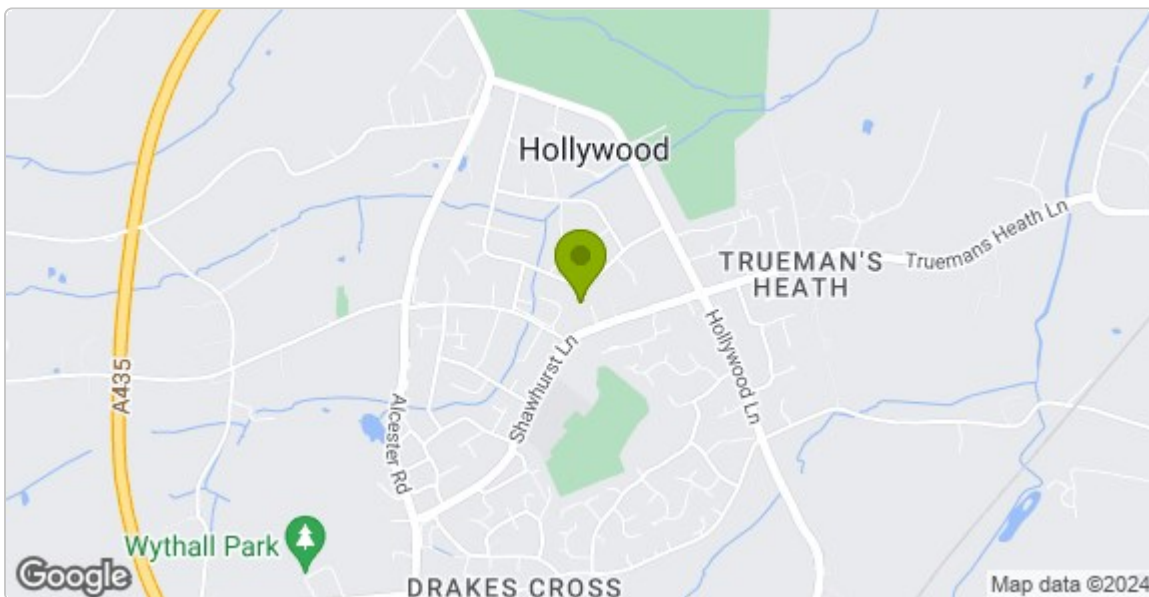
**TENURE:** We are advised that the property is Freehold with a monthly charge of £10 for the upkeep of the surrounding gardens

**COUNCIL TAX BAND:** F

**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.



**6 Coppice Gardens  
Hollywood B47 5JJ**

**Council Tax Band: F**

| 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 |  |         |           |
| England & Wales                             |  | 75      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |