



# Corbett Road, Hollywood

## Offers Around £345,000

- HALLWAY
- KITCHEN DINER
- TWO GROUND FLOOR BEDROOMS
- GROUND FLOOR BATHROOM
- GATED CAR PORT
- LOUNGE
- UTILITY / GARAGE WITH WC
- LOFT ROOM WITH EN SUITE WC
- LOVELY PRIVATE REAR GARDEN
- FRONT DRIVEWAY

An ideal location for this semi detached bungalow perfectly situated for 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 block paved front driveway, wrought iron gates open into the

#### **CAR PORT**

Having gated side access, double doors to the utility and door into the

#### **HALLWAY**

Having staircase to loft room, ceiling light point, central heating radiator and doors into two bedrooms, bathroom and

#### **LOUNGE**

**22'7 into bay x 13'6 (6.88m into bay x 4.11m )**



Having UPVC double glazed bay window to the rear, ceiling light point, two wall light points, two central heating radiators, feature fireplace with log burner and door into the

#### **KITCHEN DINER**

**16'10 x 10'2 max (5.13m x 3.10m max)**



Having two ceiling light points, central heating radiator and being fitted with a range of wall, drawer and base mounted units with work surface over incorporating sink and double drainer, space for range cooker, ceramic wall tiles, space for dining, UPVC double glazed sliding patio doors to the rear garden and door into the

#### **UTILITY / GARAGE**

**20'2 x 8'0 (6.15m x 2.44m)**

Currently used as a utility and having base units with work surface over, inset sink, space for washing machine and tumble dryer, ceiling light point, door to WC, double doors to the front and sliding patio doors to the rear garden

#### **BEDROOM 1**

**14'5 x 10'0' (4.39m x 3.05m')**



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

#### **BEDROOM 2**

**10'1 x 7'11 (3.07m x 2.41m)**

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

## GROUND FLOOR BATHROOM



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

## LOFT ROOM

17'5 max x 15'0' max (5.31m max x 4.57m' max)



Having ceiling light point, central heating radiator, Velux window, window to the rear and door into the

## EN SUITE

Having low level WC, pedestal wash hand basin, recessed ceiling spot light

## PRIVATE REAR GARDEN



Having gravel area leading to shaped lawn with well stocked flower and shrub borders, fencing and hedges to boundaries, timber shed and green house and gated access to additional side garden to the rear ideal for vegetable patch



## 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.



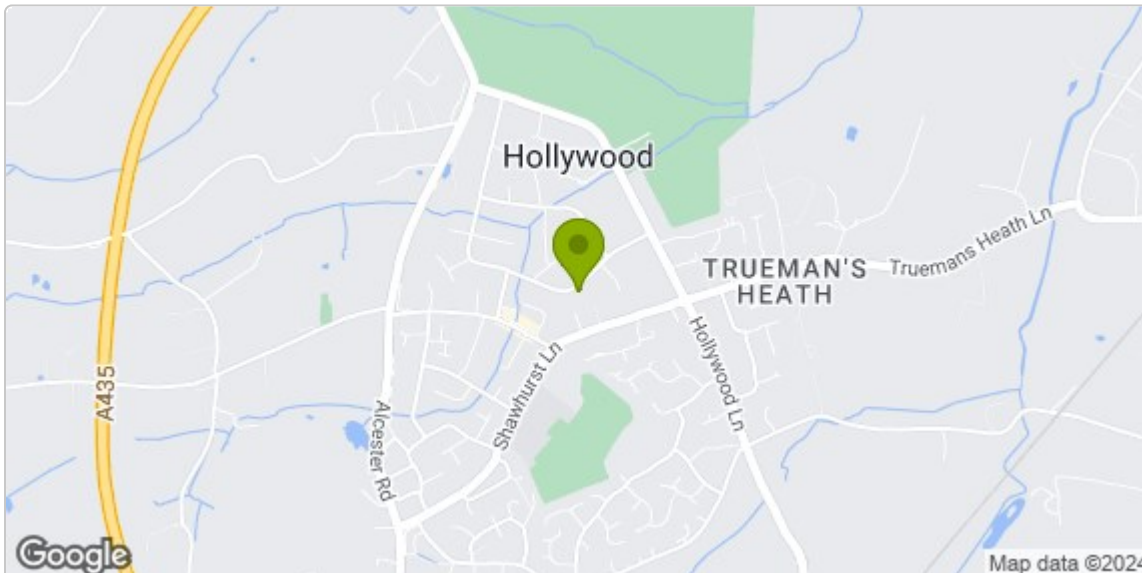
**TENURE:** We are advised that the property is Freehold

**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:**  
35 Corbett Road Hollywood  
B47 5LP

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
	<b>55</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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