

# Alcester Road, Hollywood

## Offers Around £400,000

- PORCH
- DINING ROOM
- SUPERB EXTENDED KITCHEN DINER
- THREE BEDROOMS
- REAR GARDEN
- HALLWAY
- EXTENDED LOUNGE
- GROUND FLOOR SHOWER ROOM
- BATHROOM
- EXTENSIVE FRONT DRIVEWAY

Situated in this most desirable and convenient location this extended semi detached property offers well presented and spacious family accommodation close to the local amenities of Hollywood and Wythall.

There is well regarded schooling at Coppice Primary and Woodrush Secondary both of which are cited nearby on Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops on Alcester Road Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond forming the hub of the midlands motorway network.

The property is situated within 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. 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.

Set back from the road via an extensive block edged tarmac driveway, a composite front door opens into the

### **PORCH**

Having tiled floor and UPVC double glazed door into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, wall light point, ceiling light point and doors to the extended kitchen diner and

### **DINING ROOM**

**14'9 into bay x 11'0 (4.50m into bay x 3.35m)**

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

### **EXTENDED LOUNGE**

**15'7 x 11'0 max (4.75m x 3.35m max)**



Having UPVC double glazed sliding patio doors to the rear garden, ceiling light point, two central heating radiators, fireplace with inset gas fire and open access into the

### **SUPERB EXTENDED KITCHEN DINER** **24'11 max 12'9 (7.59m max 3.89m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, five ring gas hob with extractor over, double eye level oven, integrated microwave, dishwasher and fridge freezer, ceramic wall tiles, recessed ceiling spot lights, two feature radiators and vaulted ceiling with feature exposed beams, full width UPVC double glazed window to the rear and double doors to the rear garden



## GROUND FLOOR SHOWER ROOM



Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and skylight window

## LANDING

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

## BEDROOM 1

**14'10 into bay x 11'1 (4.52m into bay x 3.38m)**



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

## BEDROOM 2

**12'0 x 10'1 (3.66m x 3.07m)**

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

## BEDROOM 3

**9'0 x 7'0 (2.74m x 2.13m)**

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

## BATHROOM

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

## FRONT STORE / UTILITY

Having space for washing machine and tumble dryer, wall mounted central heating radiator and roller shutter door to the front driveway

## REAR GARDEN

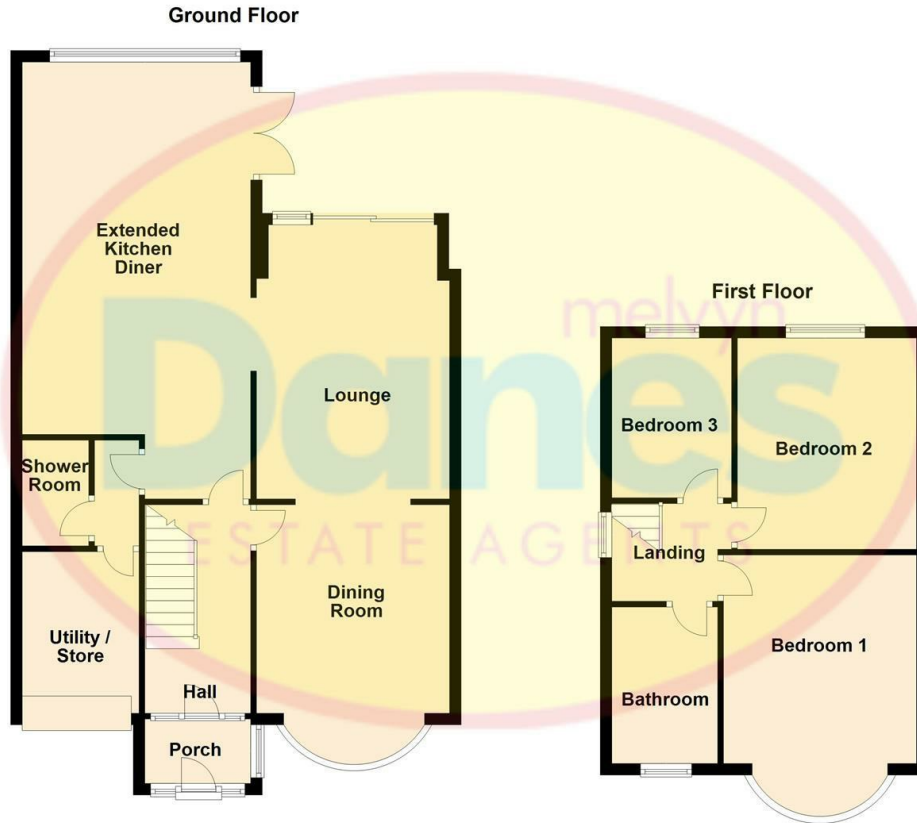


Having paved patio leading to lawn, rear paly area flower and shrub borders and fencing to boundaries



## 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.



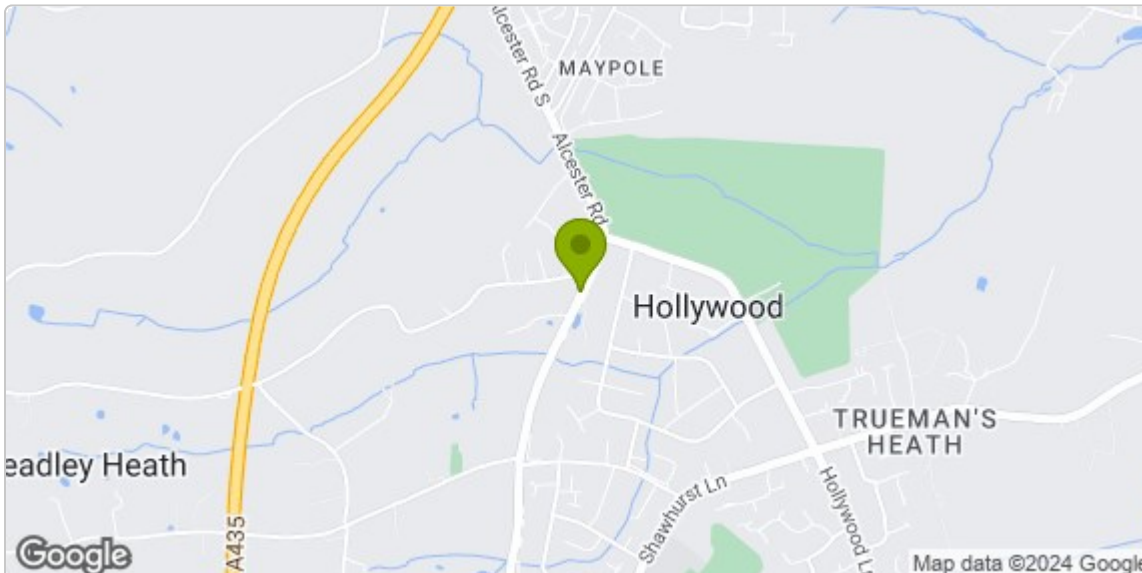
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** 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:**  
76 Alcester Road Hollywood  
B47 5NS

**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>	60	80
(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	

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