



# Laburnum Close, Hollywood

## Offers Around £300,000

- PORCH
- MODERN KITCHEN DINER
- MODERN BATHROOM
- SIDE GARAGE
- CUL DE SAC LOCATION
- LOUNGE
- TWO BEDROOMS
- REAR GARDEN
- DRIVEWAY
- NO UPWARD CHAIN

Situated within this most highly regarded Hollywood Grange development this well presented property built by Barratts is set on at the end of the cul d e sac 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 at 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 a neat lawned foregarden, a tarmac driveway gives parking for two cars and a composite front door opens into the

### **PORCH**

Having ceiling light point, central heating radiator and doors to the cloaks cupboard and

### **LOUNGE**

**14'6 x 12'8 (4.42m x 3.86m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, stairs rising to first floor accommodation and door into the

### **KITCHEN DINER** **12'8 x 8'4 (3.86m x 2.54m)**



Having a modern range of wall, drawer and base units with butcher's block work surfaces over incorporating sink and drainer with mixer tap, complementary breakfast bar, space for gas cooker with extractor over, further space for fridge freezer and washing machine, ceramic wall tiles, ceiling light point central heating radiator, wall mounted central heating boiler and UPVC double glazed window and door to the rear garden

### **LANDING**

Having ceiling light point and doors to two bedrooms and refitted bathroom

### **BEDROOM 1**

**12'8 x 8'4 (3.86m x 2.54m)**



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



## BEDROOM 2

12'8 x 8'1 into door recess (3.86m x 2.46m into door recess)



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

## MODERN BATHROOM



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

## SIDE GARAGE

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

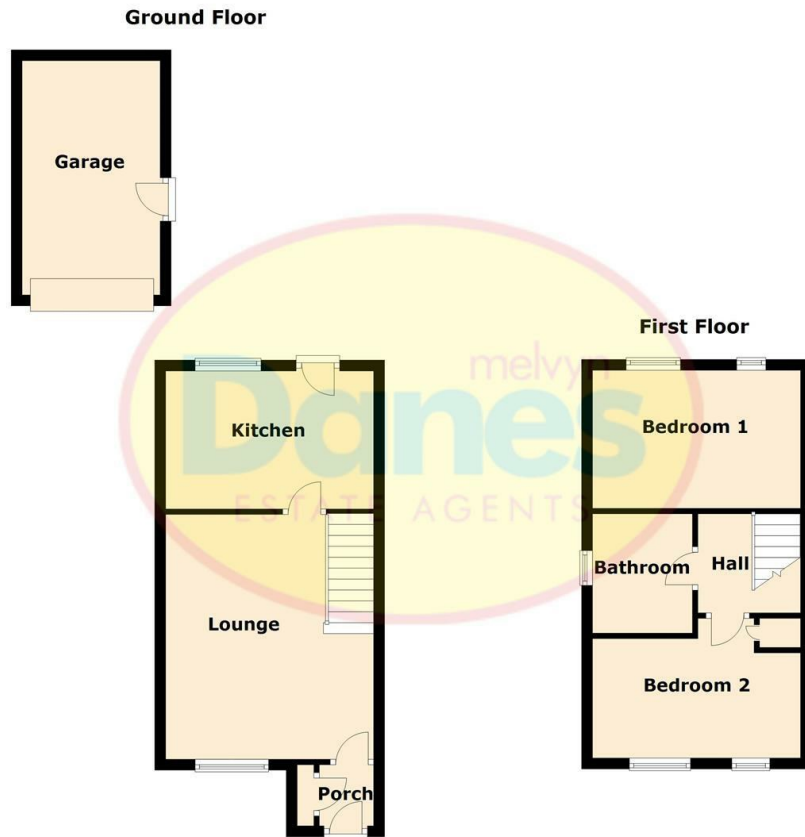
## REAR GARDEN



Having paved patio area leading to lawn, courtesy door to the garage, 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.



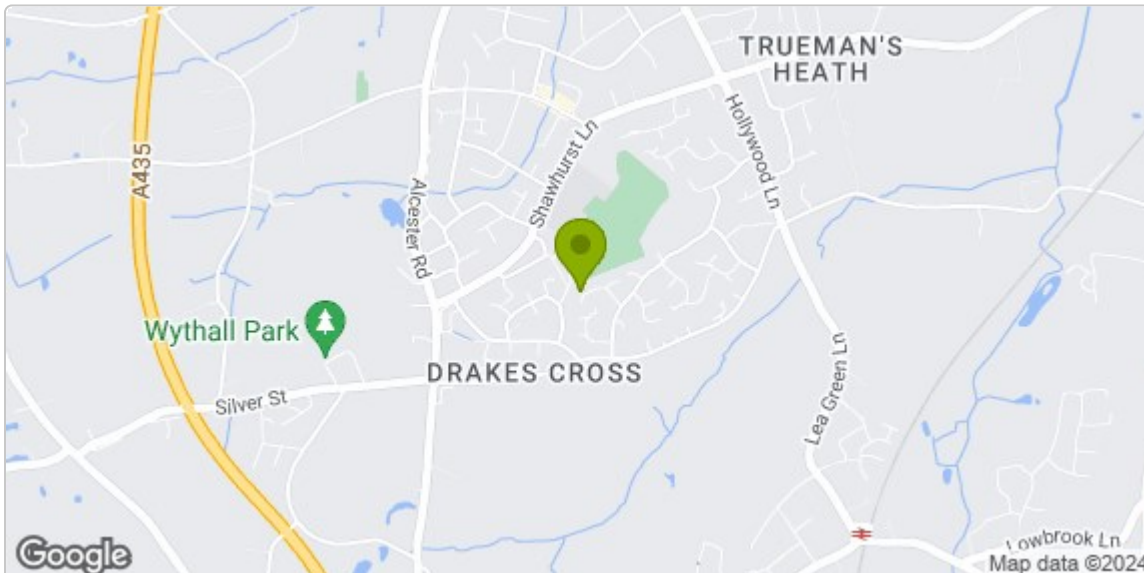
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**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:**  
36 Laburnum Close Hollywood  
B47 5QW

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	