



Sycamore Drive, Hollywood

Offers Around £675,000

- HALLWAY
- LOUNGE WITH INGLENOOK
- MODERN KITCHEN DINER & UTILITY
- FOUR FURTHER DOUBLE BEDROOMS
- SUPERB REAR GARDEN
- STUDY & GUEST CLOAKS WC
- DINING ROOM
- MASTER BEDROOM WITH EN SUITE
- REFITTED BATHROOM
- TANDEM GARAGE & FRONT DRIVEWAY

Situated on the most highly regarded Hollywood Grange development this well presented and appointed executive detached property built by Messrs Bovis offers generous family accommodation close to the local amenities of Wythall and Hollywood.

There is well regarded schooling at Meadow Green, 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 tarmac driveway and private lawned front garden leading to enclosed porch, a UPVC double glazed front door opens into the

HALLWAY

Having staircase rising to the first floor accommodation, two ceiling light points, central heating radiator and doors into the lounge, kitchen diner, study and

GUEST CLOAKS WC

Having low level WC, pedestal wash basin, ceramic wall tiles, ceiling light point and central heating radiator

STUDY

9'8 x 7'9 (2.95m x 2.36m)

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

LOUNGE WITH INGLENOOK

19'5 into bay x 11'9 (5.92m into bay x 3.58m)



Having UPVC double glazed box bay window to the front, ceiling light point, two wall light points, two central heating radiators, Inglebrook fireplace with log burner, oak flooring and double doors into the

DINING ROOM

11'10 x 11'9 (3.61m x 3.58m)



Having UPVC double glazed sliding patio style doors to the rear garden, ceiling light point, central heating radiator, oak flooring and door into the

REFITTED KITCHEN DINER

15'3 x 12'3 max (4.65m x 3.73m max)



Having a modern range of wall, drawer and base cabinets with granite work surfaces over incorporating sink and drainer with mixer tap, space for range cooker with extractor over, integrated fridge freezer, and dishwasher, ceramic wall and floor tiles, two ceiling light points, central heating radiator, UPVC double glazed window and door to the rear garden

UTILITY

Having wall and base units with work surfaces over incorporating inset sink, space for washing machine, ceramic wall and floor tiles, ceiling light point, central heating radiator and courtesy door to the garage

LANDING

Having ceiling light point, loft access and doors to four double bedrooms and airing cupboard

MASTER BEDROOM
15'2 x 11'9 (4.62m x 3.58m)



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

REFITTED EN SUITE

Having shower enclosure, 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 front

BEDROOM 2
11'11 x 11'9 (3.63m x 3.58m)

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

BEDROOM 3
13'0 x 9'9 (3.96m x 2.97m)



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

BEDROOM 4
14'11 x 13'0 with reduced head room (4.55m x 3.96m with reduced head room)

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

REFITTED BATHROOM



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

TANDEM GARAGE
34'5 x 8'4 (10.49m x 2.54m)

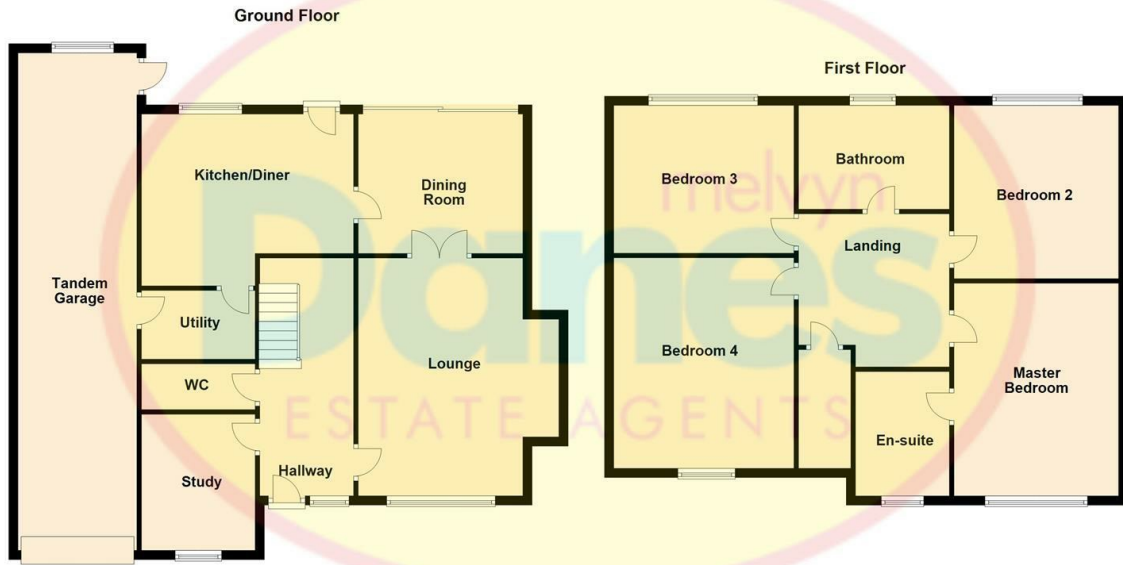
Having window and door to the rear garden, light and power and up and over door to the front driveway

SUPERB REAR GARDEN



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.



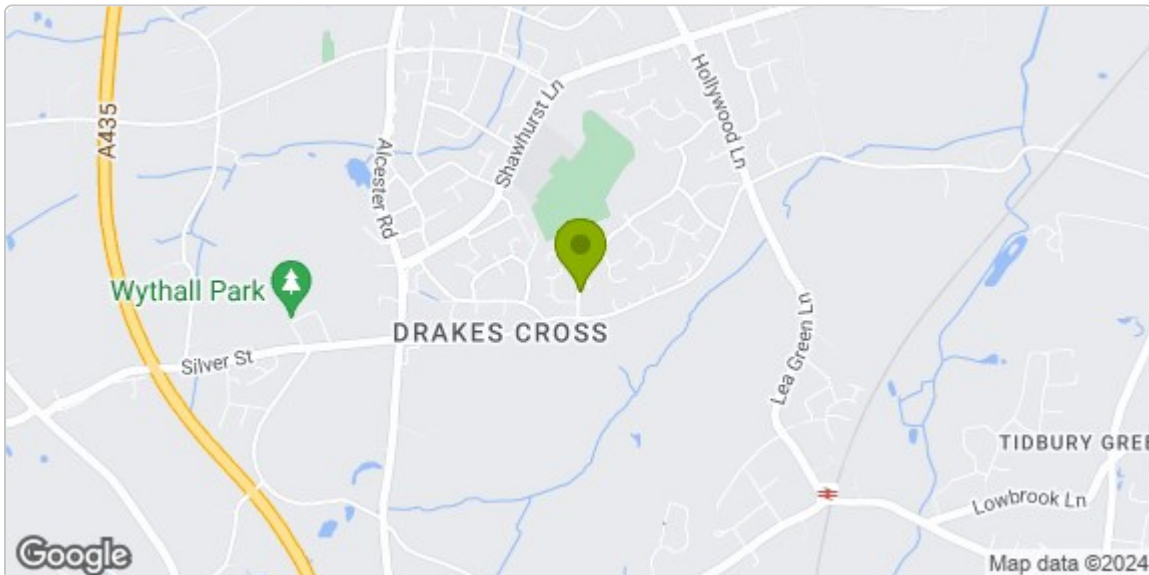
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: G

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:
57 Sycamore Drive Hollywood
B47 5QX

Council Tax Band: G

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		
	66	78
England & Wales	EU Directive 2002/91/EC	

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