

Hollywood Drive, Hollywood

Offers Around £525,000

- SOLAR PORCH
- DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- SHOWER ROOM
- DRIVEWAY
- MODERN KITCHEN & UTILITY
- IMPRESSIVE ORANGERY
- GUEST WITH EN SUITE & TWO FURTHER BEDROOMS
- SUPERB REAR COURTYARD GARDEN
- NO UPWARD CHAIN

Situated within this convenient cul de sac location this well appointed and recently extended modern semi detached house built to a high specification by Byrne Homes in 2013 offers generous family accommodation close to Hollywood Golf Course and the nearby facilities of Hollywood and Wythall.

There is local primary schooling at Coppice Primary School and Woodrush Senior School. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at nearby Drakes Cross Parade and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated with easy access to Sainsbury's at the Maypole island, Tescos on the Alcester Road and further shops at Drakes Cross Parade, 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 national motorway network.

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.

An ideal location therefore for this modern property which is set back from the road behind a block paved front driveway with additional parking bay, leading to a solar porch with UPVC contemporary door, Porcelanosa floor tiles with inset spot light. A further door opens into the

ENTRANCE HALLWAY

Having Oak spindle staircase with glass panelling to first floor accommodation, recessed ceiling spot lights, Porcelanosa floor tiles with underfloor heating and doorways opening to the modern kitchen, dining room, guest cloaks WC and utility

GUEST CLOAKS WC

Having Porcelanosa flooring, recessed ceiling spot lights, wash basin in vanity cupboard, low level WC and ceramic wall tiling

MODERN BREAKFAST KITCHEN

12'0 x 11'4 (3.66m x 3.45m)



Having a modern range of wall, drawer and base units with quartz work surfaces and upstands over incorporating inset

sink with mixer tap, a comprehensive selection of Neff appliances to include gas hob with extractor over, oven and microwave, dishwasher and fridge freezer, breakfast bar, recessed ceiling spot lights, Porcelanosa floor tiles with underfloor heating and UPVC double glazed window to the front

UTILITY

Having wall and base units with quartz work surface over and inset sink, space and plumbing for automatic washing machine and tumble dryer, recessed ceiling spot lights Porcelanosa floor tiles with underfloor heating and door to side entrance

DINING ROOM

17'7 x 11'11 (5.36m x 3.63m)



Having recessed ceiling spot lights, Porcelanosa floor tiles with underfloor heating and open access into the

ORANGERY

22'3 x 10'8 (6.78m x 3.25m)



Having recessed ceiling spot lights, Porcelanosa floor tiles with underfloor heating, door to side entrance, dual fuel log burner, double ceiling skylights and double glazed bi fold doors to the rear courtyard garden

LANDING

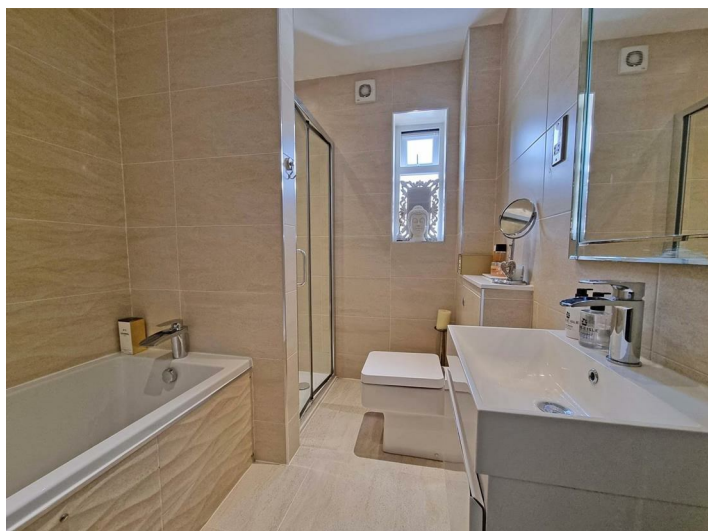
Having UPVC double glazed window to the front, staircase rising to second floor accommodation, recessed ceiling spot lights, central heating radiator and doors to master and guest bedrooms

MASTER BEDROOM
15'0 x 11'2 max (4.57m x 3.40m max)



Having UPVC double glazed window to the rear, recessed ceiling spot lights, central heating radiator and doors into the dressing room and en suite bathroom

EN SUITE BATHROOM



Having recessed ceiling spot lights, heated towel rail, Porcelanosa wall and floor tiles, panelled bath, shower enclosure, low level WC with concealed cistern, wash hand basin in vanity cupboard and UPVC double glazed window to the side

DRESSING ROOM

Having built in wardrobes providing hanging rails and storage, recessed ceiling spot lights and UPVC double glazed window to the rear

GUEST BEDROOM
12'0 x 11'4 (3.66m x 3.45m)

Having UPVC double glazed window to the front, recessed ceiling spot lights, central heating radiator and door into the

EN SUITE SHOWER ROOM

Having recessed ceiling spot lights, heated towel rail, Porcelanosa wall and floor tiles, shower enclosure, low level WC, wash hand basin in vanity cupboard and UPVC double glazed window to the side

SECOND FLOOR LANDING

Having recessed ceiling spot lights and doors to bedrooms three and four an shower room

BEDROOM 3
14'6 x 10'3 (4.42m x 3.12m)

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

BEDROOM 4
17'6 x 9'5 max (5.33m x 2.87m max)

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

SHOWER ROOM

Having Velux window, recessed ceiling spot lights, central heating radiator, Porcelanosa wall and floor tiles, shower enclosure, low level WC and wash hand basin in vanity cupboard

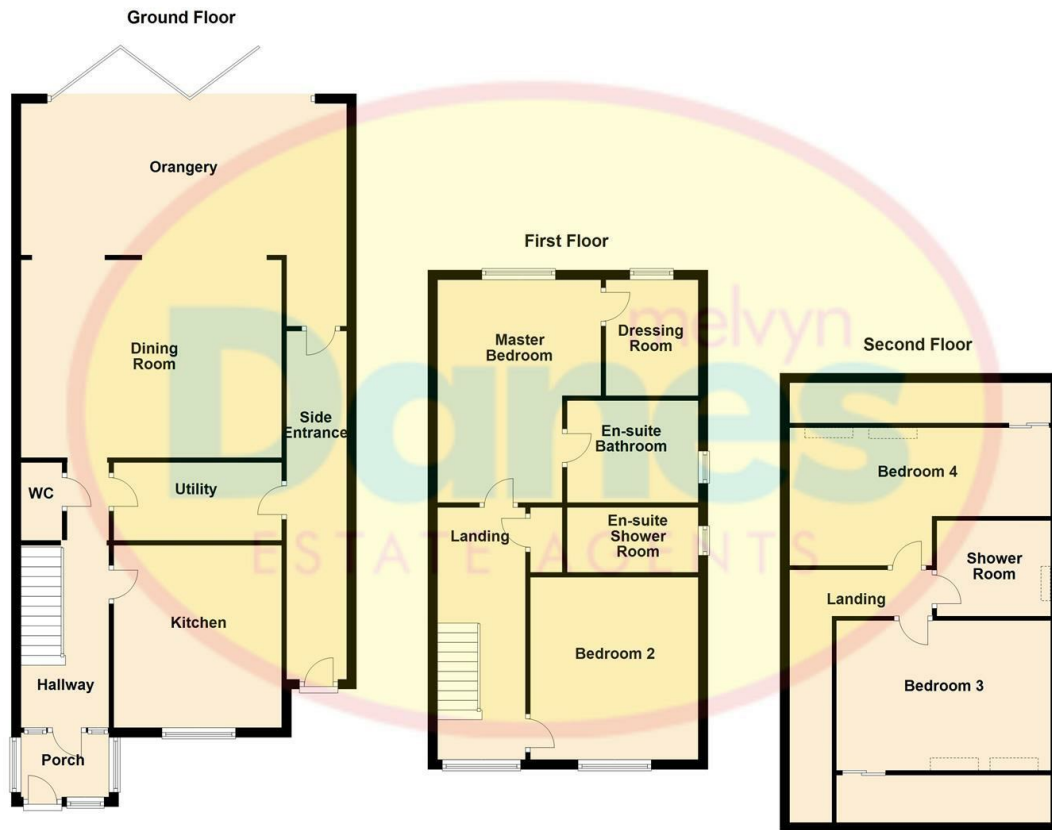
SUPERB REAR GARDEN

Having paved patio area and walled 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: E

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:
12 Hollywood Drive Hollywood
Birmingham B47 5PS

Council Tax Band:

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		
	79	86
England & Wales	EU Directive 2002/91/EC	