



Alcester Road, Hollywood

Offers Around £375,000

- CHARMING HALLWAY
- CONSERVATORY
- UTILITY
- FOUR BEDROOMS
- PRIVATE REAR GARDEN
- LOUNGE & DINING ROOM
- REFITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- REFITTED BATHROOM
- REAR GATED DRIVEWAY

Situated in this most popular and convenient location, this charming, well presented and extended character cottage built circa 1880's retains some original features and is ideally situated to take advantage of the local amenities, transport and schooling that Hollywood and Wythall has to offer.

Well regarded local schooling can be found in Hollywood on Shawhurst Lane at Coppice primary and Woodrush secondary (subject to local education authority). There are shops at Drakes Cross parade on the Alcester Road and Sainsburys at the Maypole island along with other retailers. Becketts farm shop, conference centre and restaurant is located just off the Alcester Road along with Sima warehouse, golfing range and a selection of individual traders.

The property is located opposite the ever popular and recently revamped Hollywood Golf Club giving a pleasant outlook to the fore. There is easy road access via the Alcester Road to the junction 4 of the M42 motorway which forms the link to the hub of the midlands motorway network.

Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham and Redditch.

An ideal location therefore, for this charming character cottage which is set back from the road behind a gated gravel front garden leading to a composite front door which opens directly into the

CHARMING HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doorway into the

LOUNGE

23'5 into inglenook x 12'8 (7.14m into inglenook x 3.86m)



Having UPVC double glazed windows to the front, exposed beams, two wall light points, two central heating radiators, Inglenook fireplace with dual fuel log burner and door into kitchen

DINING ROOM

10'3 x 9'3 (3.12m x 2.82m)

Having ceiling light point, central heating radiator and open access into

CONSERVATORY

Having two wall light points and UPVC double glazed windows and double doors to the rear garden

REFITTED KITCHEN

14'8 x 12'11 (4.47m x 3.94m)



Having a modern range of gloss fronted wall, drawer and base mounted units with work surfaces over incorporating sink and drainer with mixer tap, a comprehensive selection of integrated appliances to include five ring gas hob with extractor over, eye level double oven, microwave, larder style fridge and freezer, dishwasher, two ceiling light points, feature radiator, UPVC double glazed window to the rear and door into the



UTILITY

Having wall mounted central heating boiler, space and plumbing for washing machine and tumble dryer and door to the rear garden

GROUND FLOOR SHOWER ROOM

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

LANDING

The first floor is approached from the hall by a staircase which leads to the LANDING having two ceiling light points, central heating radiator, loft access and doors leading off to THREE BEDROOMS, STUDY & BATHROOM

BEDROOM 1

12'9 x 10'2 (3.89m x 3.10m)



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

BEDROOM 2

13'7 x 9'2 (4.14m x 2.79m)

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

BEDROOM 3

10'7 x 9'7 (3.23m x 2.92m)

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

BEDROOM 4

7'9 x 6'8 (2.36m x 2.03m)

REFITTED BATHROOM



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

PRIVATE REAR GARDEN

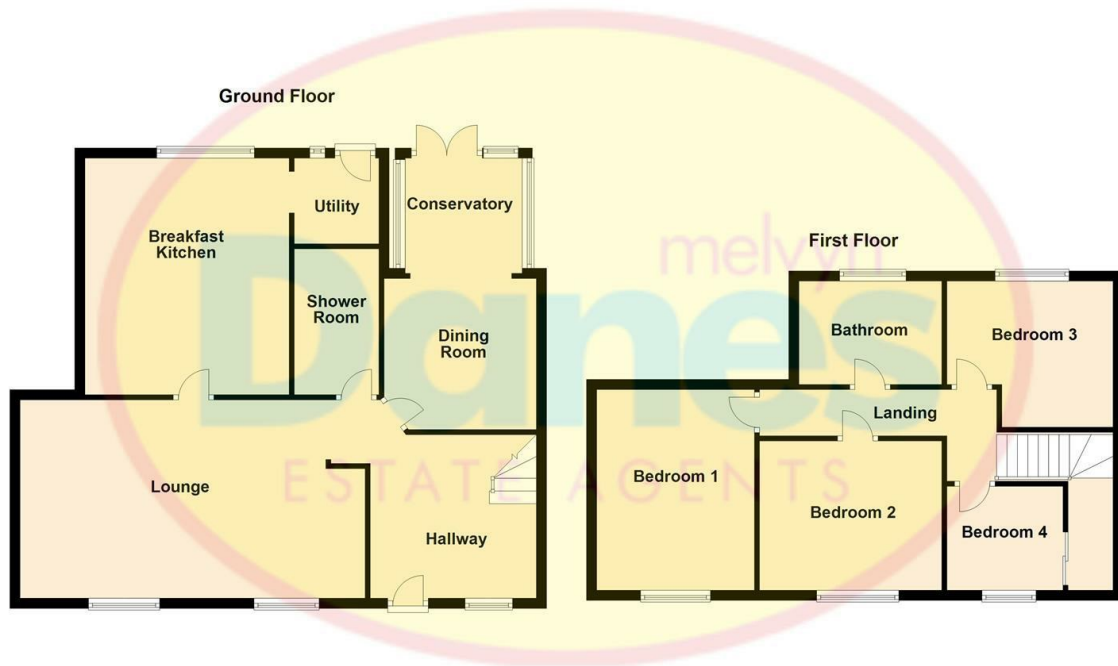


Having paved patio with steps leading to lawn, mature flower and shrub borders, brick store, timber shed, fencing to boundaries and rear gravel driveway with gated access from New Road



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.



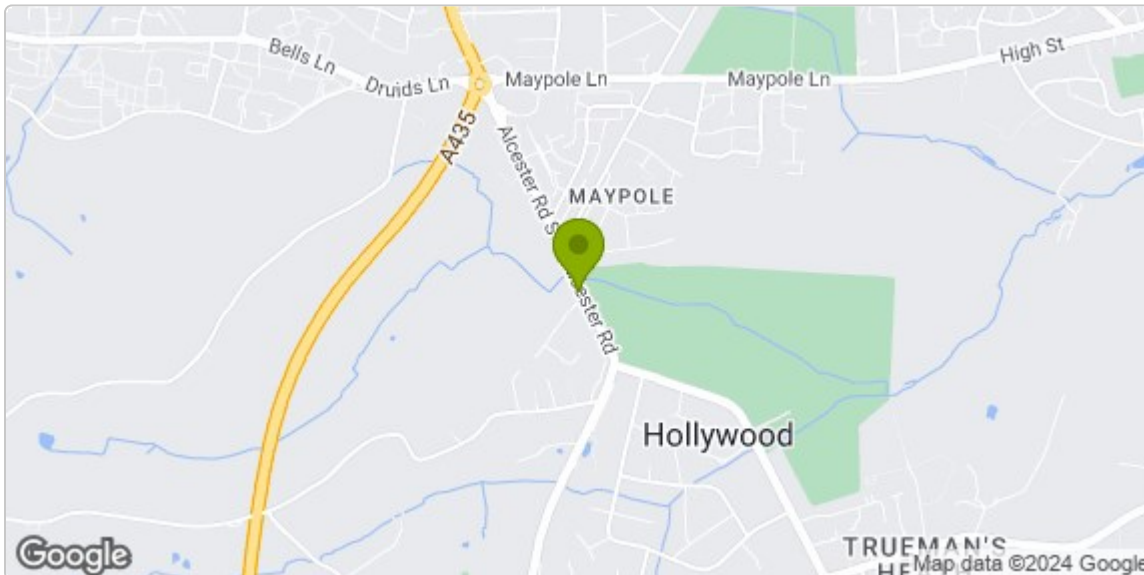
TENURE: We are advised that the property is Freehold.

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:
24 Alcester Road Hollywood
Hollywood B47 5NE

Council Tax Band: C

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		
	65	80
England & Wales	EU Directive 2002/91/EC	