



Laburnum Close, Hollywood

Offers Around £285,000

- PORCH
- MODERN KITCHEN DINER
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- FRONT GRAVEL GARDEN
- LOUNGE
- LANDING
- MODERN BATHROOM
- SIDE 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 side tarmacadam driveway with gravel front garden offering further parking, a UPVC front door opens into the porch with door directly into the lounge, modern kitchen diner, the first floor has two double bedrooms and a modern bathroom, the rear garden is paved for ease of maintenance and has fencing, coniferous screening and gated side access

PORCH

LOUNGE **14'9 x 12'8 (4.50m x 3.86m)**



MODERN KITCHEN DINER **12'7 x 8'4 (3.84m x 2.54m)**



LANDING

BEDROOM 1 **12'6 x 8'5 (3.81m x 2.57m)**



BEDROOM 2 **12'7 x 8'1 max (3.84m x 2.46m max)**



MODERN BATHROOM

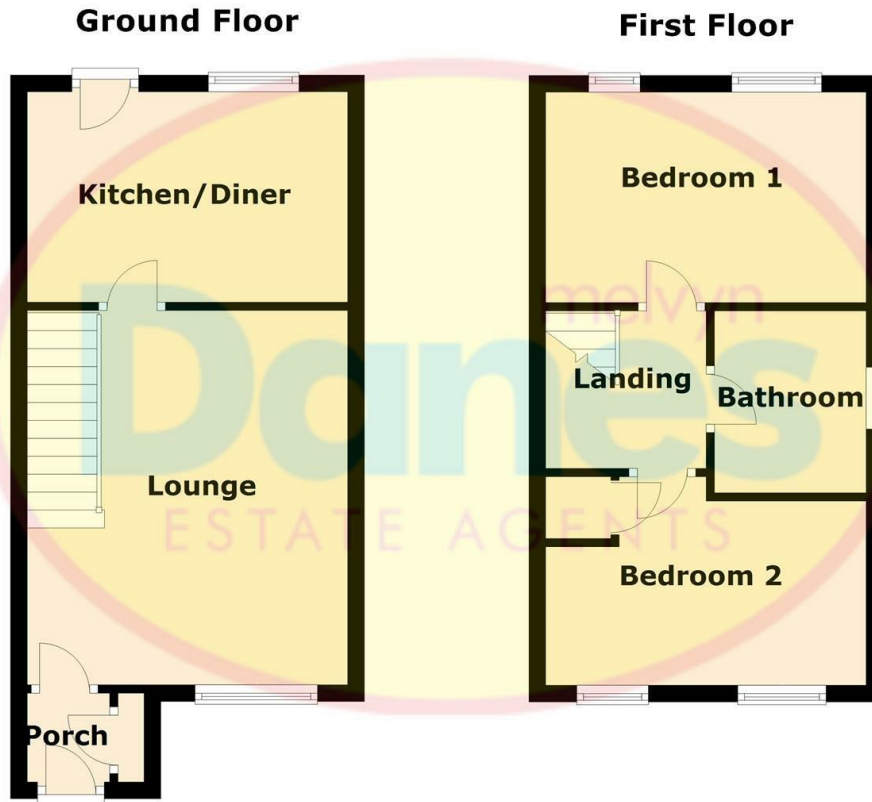


PRIVATE REAR GARDEN



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.



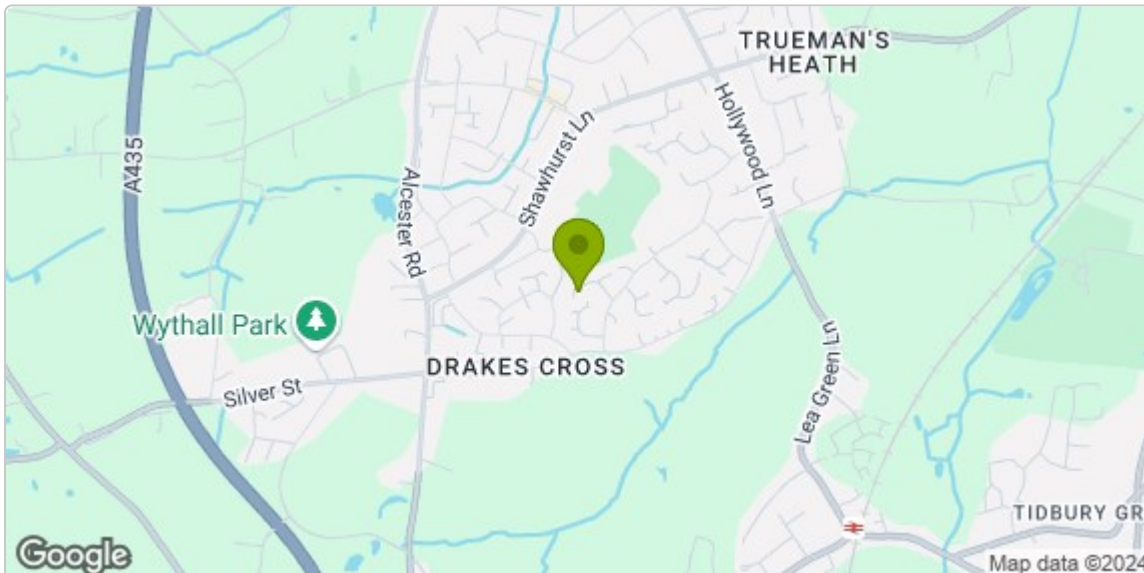
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: 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:
27 Laburnum Close Hollywood
B47 5QW

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	